

EMALAHLENI HOUSING SECTOR PLAN 2024

FINAL REPORT



Prepared By: Mpumalanga Department of Human Settlements



Table of Contents

1. Project Context.....	1		
2. The Study Area	1		
1.1 Provincial Context.....	1		
2.1 District context	3		
2.2 Municipal boundary	5		
3. Policy context.....	6		
3.1 Constitution of the Republic of South Africa, 1996.....	6		
3.2 Spatial Planning and Land Use Management Act, 2013	6		
3.3 Municipal Systems Act, 2000	6		
3.4 Housing Act, 1997	7		
3.5 National housing code, 2009.....	8		
3.6 Inclusionary Housing Bill	15		
3.7 Social housing Act, 2008.....	15		
3.8 Rental Housing Act, 1999.....	15		
3.9 Inter-Governmental Relations Development Framework, 2005	16		
3.10 Housing Consumer Protection Measures Act, 1998 ..	16		
3.11 National Spatial Development Perspective.....	16		
3.12 National Development Plan, 2030	17		
3.13 Human Settlement Vision, 2030	17		
3.14 Comprehensive Plan for Creating Sustainable Human Settlements.....	18		
3.15 National Guidelines of the Sustainable Human Settlement Plan, 2004.....	18		
3.16 Outcome 8: Sustainable Human Settlements and Improved Quality of Household Life	19		
3.17 National Spatial Development Framework, 2023.....	19		
3.18 The integrated urban development framework	19		
3.19 Accelerated Shared Growth Initiative South Africa	21		
3.20 The Land Reform Programme.....	21		
		3.21 National housing Act, 1997	22
		3.22 The New Human Settlement Plan, 2005	23
		3.23 The Municipal Structure Act, 1998	24
		3.24 White Paper on Local Government, 1998	25
		3.25 Mpumalanga Provincial Spatial Development Framework	26
		3.26 Nkangala District Integrated Development Plan.....	27
		3.27 Nkangala District Spatial Development Framework ...	27
		3.28 Emalahleni Integrated Development Plan	28
		3.29 Emalahleni spatial development framework.....	30
		4. Built environment.....	32
		4.1 Settlement patterns.....	33
		4.2 Settlement hierarchy.....	33
		4.3 Movement systems.....	33
		4.3.1 Road	33
		4.3.2 Public transport	36
		4.3.3 Air.....	36
		4.3.4 Railway.....	36
		4.4 Housing	38
		4.4.1 Dwelling Types	38
		4.4.2 Housing Demand.....	38
		4.4.3 Supply Options	39
		4.5 Housing Supply: Current Plans	41
		4.6 Informal Settlements Upgrading.....	43
		4.7 Priority Human Settlements Development Areas	44
		4.8 Proposed Development Consideration for Effective Housing Development	47
		4.8.1 Emalahleni Residential Development	47
		4.8.2 Ogies and Phola Residential Development...	49
		4.8.3 Ga-Nala and Thubelihle Residential Development	50

4.8.4	Rietspruit Residential Development	51	8.1.2	Housing Backlog and Demand	76
4.9	Public facilities	51	8.2	Nkangala (District) Human Settlement Issues.....	76
4.9.1	Community Facilities Educational Facilities..	51	8.3	Local Human Settlement Issues	78
4.9.2	Police stations and health care facilities.....	51	8.3.1	Settlement patterns and hierarchy	78
4.10	Engineering Services	54	8.3.2	Informal settlements	78
4.10.1	Bulk Infrastructure Assessment.....	54	8.3.3	Access and Availability of Land for Human Settlements	80
5.	Biophysical environment.....	56	8.3.4	Economic basis for human settlements	80
5.1	Slope	57	8.3.5	Dwelling Types	80
5.2	Geology	57	8.4	Summary of Generic Issues.....	80
5.3	Land cover	59	9. Human Settlement Opportunities.....	81	
5.4	Hydrology.....	61	9.1	Infrastructure Development.....	81
5.5	Critical Biodiversity Areas.....	63	9.2	Land Availability and Utilization	81
5.6	Agriculture.....	65	9.2.1	Land Ownership	81
5.7	Vegetation.....	65	9.3	Housing Innovation and Affordability	86
6.	Socio-Economic Environment.....	67	9.4	Economic Opportunities.....	86
6.1	Population.....	67	9.5	Social Integration and Community Development	86
6.1.1	Population Projections and Land Demand ...	67	9.6	Sustainable Urbanisation	86
6.2	Gender Ratio	67	9.7	Governance and support from government.....	86
6.3	Household size	68	10. Human Settlement Constraints	87	
6.4	Population group.....	68	10.1	Financial Constraints	87
6.5	Socio-economic indicators	68	10.2	Infrastructure Deficits.....	87
6.6	Poverty	69	10.3	Land Use and Spatial Planning Issues.....	87
6.7	Employment and unemployment.....	71	10.4	Socio-Economic Inequalities	87
6.8	Sectoral GDP performance.....	73	10.5	Environmental Considerations	87
6.9	Labour trends.....	73	10.6	Community Resistance and Engagement	88
7.	Synthesis	75	10.7	Security of Tenure.....	88
8.	Priority Human Settlement Issues.....	76	10.8	Conclusion.....	88
8.1	Provincial Human Settlement Issues.....	76	11. Human Settlements Strategy.....	89	
8.1.1	Access to Housing	76	11.1	Background	89

11.2	strategic objectives	90
11.2.1	National Human settlements programmes/strategies	92
11.2.2	Strategic Policy Response	93
11.3	Strategies for sustainable development	93
11.3.1	Housing Strategies for Economic Development	93
11.3.2	Housing Strategies for Environmental Development	94
11.3.3	Housing Strategies for Infrastructure Development	95
11.3.4	Housing Strategies for Social Development .	96
11.4	Housing Supply Options.....	97
11.5	Land Assembly	99
11.6	Institutional Arrangements.....	101

12.	Implementation Plan	102
12.1	Background	102
12.2	Feasibility Studies.....	104
12.3	Housing Development Projects.....	106
12.4	Conclusive Summary.....	115
12.5	Monitoring and Evaluation	116
12.6	M&E activities and Responsibilities.....	117
12.7	Key M&E Indicators	118
12.8	Reporting and Feedback Loops	119
13.	Conclusion	120

List of Tables

Table 1: Policy levers	20	Table 12: Pillars of housing strategies for environmental development	94
Table 2: Railway function	38	Table 13: Pillars of housing strategies for infrastructure development	95
Table 3: Areas of informal settlements.....	38	Table 14: Pillars of housing strategies for social development.....	96
Table 4: Housing Backlog Summary.....	39	Table 15: Housing supply options	97
Table 5: Status Quo of Informal Settlements	39	Table 16: Land Assembly Strategies Relevance to Emalahleni	100
Table 6: Private Housing Projects in Emalahleni	41	Table 17: Summary of Critical Feasibility Studies.....	104
Table 7: Public Housing Projects in Emalahleni.....	42	Table 18: Feasibility studies for housing development	106
Table 8: Human Settlement strategic objectives	90	Table 19: Township establishment projects	107
Table 9: National Human Settlements Programmes to Housing Backlog	93	Table 20: National Housing Programmes Projects (under implementation)	108
Table 10: Municipal Strategic Policy Response	93	Table 21: National Housing programmes planned projects	111
Table 11: Pillars of housing strategies for economic development	93		

List of Maps

Map 1: Provincial context	2	Map 14: Hydrology.....	60
Map 2: District context.....	4	Map 15: Critical biodiversity areas	62
Map 3: Municipal context	5	Map 16: Agricultural land capability.....	64
Map 4: Settlement patterns	32	Map 17: Vegetation types	66
Map 5: Settlement hierarchy	34	Map 18: Poverty index.....	70
Map 6: Nkangala DM PSHDAs	45	Map 19: Poverty index.....	72
Map 7: Emalahleni LM PSHDAs	46	Map 19: Emalahleni Municipality Informal settlements	79
Map 8: Educational facilities.....	51	Map 20: Emalahleni housing sector plan government owned.....	83
Map 9: Police stations.....	52	Map 21: Emalahleni housing sector plan ownership	84
Map 10: Health care facilities	53	Map 22: Emalahleni housing sector plan strategically located private owned	85
Map 11: Slope analysis	56		
Map 12: Mines and quarries.....	58		
Map 13: Land cover	59		

List of Figures

Figure 1: Dwelling Type.....	38
Figure 2: Informal Settlements Upgrading Process	43
Figure 3: Population growth	67
Figure 4: Gender ratio	67
Figure 5: Population group.....	68
Figure 6: Economic structure	73
Figure 7: Employment by Industry.....	74

1. Project Context

The Spatial Planning and Land Use Management Act No. 16 of 2013 (SPLUMA) in Chapter 4 stipulates the need to prepare Spatial Development Frameworks (SDFs) by all municipalities including local municipalities, this has a direct impact on the planning of housing development within the municipal jurisdiction. The Municipal Systems Act, 32 of 2000; gives directives on the jurisdictional integration of the SDF's within local Municipalities which further impacts on Human Settlements.

The Housing Sector Plan of the municipality must be aligned to the Spatial Development Framework; the municipal Integrated Development Plan; the Mpumalanga Human Settlements Strategy; the Mpumalanga Provincial Spatial Development Framework; the Disaster Management Act, 57 of 2002 and the National Development Plan 2030 amongst others.

It is important to note that the housing sector plan forms part of the bigger Integrated Development Plan (IDP), not a comprehensive, stand-alone plan resulting from a separate planning process, in essence is a chapter that summarizes the municipality's housing plans for the next five years within the IDP. Against the backdrop of the existing Emalahleni Municipal Housing Sector Plan being over 5 years old, a review of the plan was required.

2. The Study Area

This section will examine the locality of the Emalahleni Local Municipality in terms of its Provincial, district and local perspectives:

It will delve into how the municipality fits within the broader administrative structures of the province and district, while also

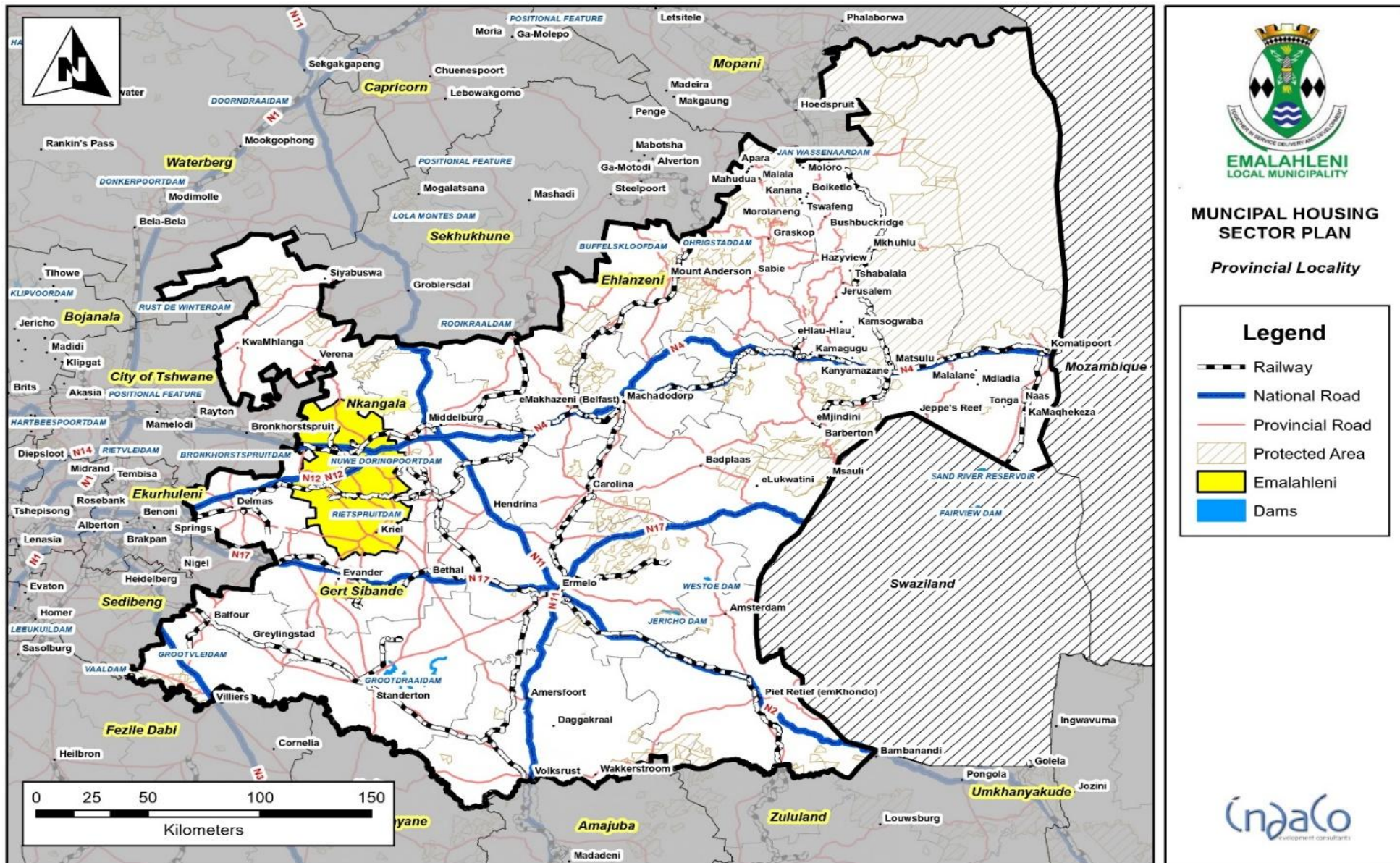
focusing on its unique characteristics, challenges, and opportunities at the local level.

1.1 Provincial Context

Emalahleni Local Municipality is situated in the Mpumalanga province of South Africa. Geographically, Mpumalanga lies in the eastern part of the country, bordered by the provinces of Gauteng to the west, Limpopo to the north, and KwaZulu-Natal to the south.

Emalahleni is strategically positioned within Mpumalanga, with major roads connecting it to neighbouring provinces. To the west, the N4 highway provides a direct link from Emalahleni to Gauteng, one of South Africa's economic hubs, encompassing cities like Johannesburg and Pretoria. This road facilitates trade, commerce, and travel between Emalahleni and Gauteng. To the north, the R555 and R573 roads connect Emalahleni to Limpopo, another neighbouring province. These routes serve as important conduits for transportation and commerce between Emalahleni and areas in northern South Africa.

To the south, the N12 and N17 highways offer connections between Emalahleni and KwaZulu-Natal. These roads play a crucial role in facilitating trade and travel between Emalahleni and the coastal region of KwaZulu-Natal, including cities like Durban. Overall, Emalahleni's location within Mpumalanga positions it as a pivotal point for transportation, connectivity, serving as a gateway between Mpumalanga and its neighbouring provinces.



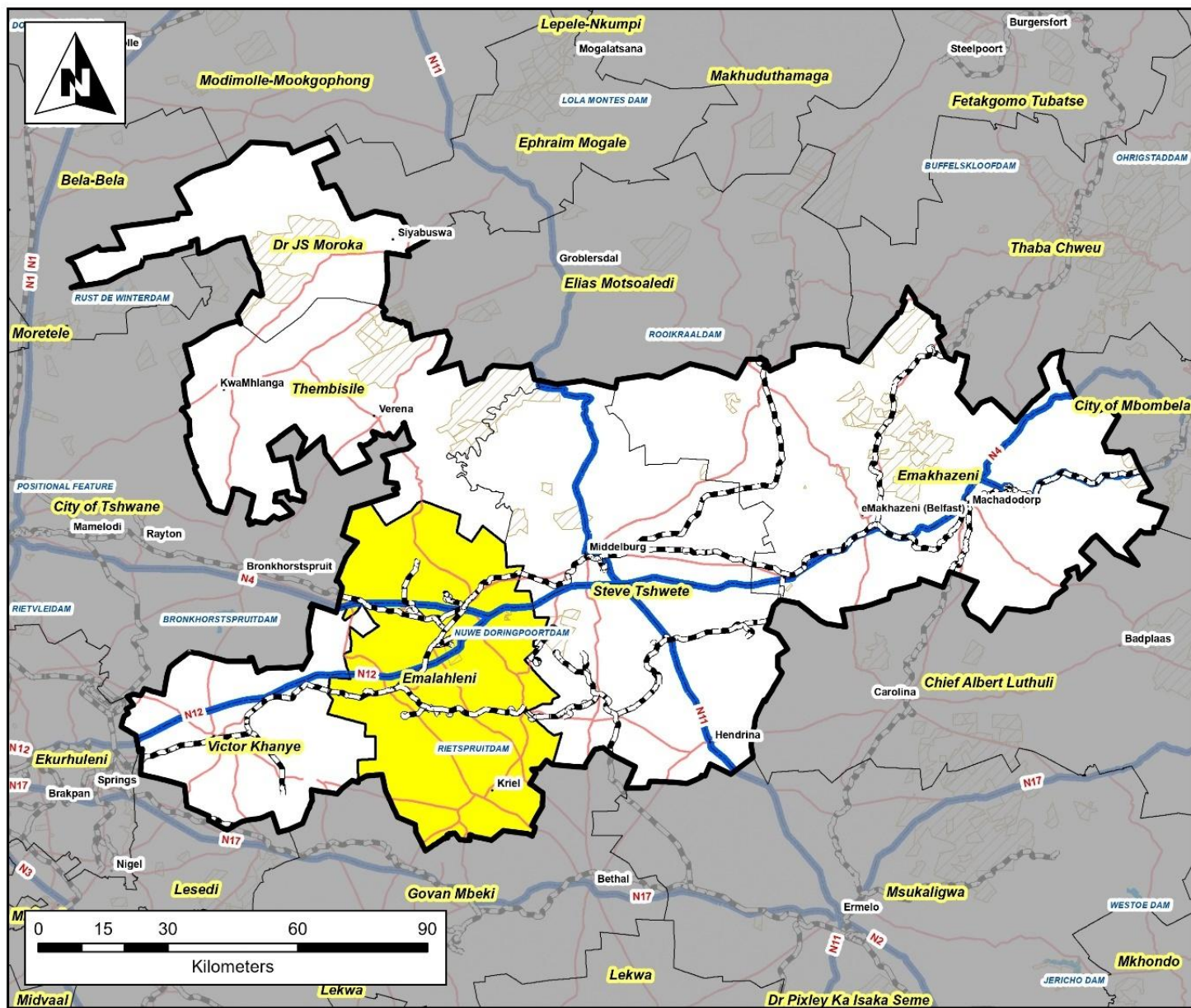
Map 1: Provincial context

2.1 District context

The Emalahleni Local Municipality is located within the Nkangala District Municipality, which is situated in the eastern region of the Mpumalanga province in South Africa. Emalahleni serves as one of the constituent municipalities within the broader Nkangala district.

In terms of transportation and regional linkages, Emalahleni is well-connected within the Nkangala District and beyond:

- ◆ The N4 Highway is major artery runs through the Nkangala District, including Emalahleni, providing a crucial link to neighbouring provinces such as Gauteng to the west.
- ◆ The N12 Highway is another significant route, and it intersects the N4 within the district, offering connections to areas both within Mpumalanga and beyond its borders.
- ◆ R555 and R544 Road are roads that traverse through the Emalahleni Local Municipality and link it with other towns and districts within the Nkangala region, facilitating local transportation and commerce.
- ◆ In terms of neighbouring district municipalities, the Ehlanzeni District Municipality is situated to the southeast of Nkangala District. It shares borders with the Nkangala District, albeit not directly adjacent to Emalahleni. However, the infrastructure connecting the two districts enables transportation and economic interaction between them.
- ◆ The Gert Sibande District Municipality lies adjacent to the south of the Nkangala District. Although not directly adjacent to Emalahleni, Gert Sibande's proximity influences regional dynamics and connectivity within the Mpumalanga Province.
- ◆ Overall, Emalahleni's location within the Nkangala District places it at a pivotal position in terms of transportation networks, linking it not only with other municipalities within Nkangala but also with neighbouring districts in Mpumalanga.



Map 2: District context



MUNICIPAL HOUSING SECTOR PLAN District Locality

Legend

- Railway
- National Road
- Provincial Road
- Protected Area
- Emalahleni
- Dams

IndaCo
development consultants

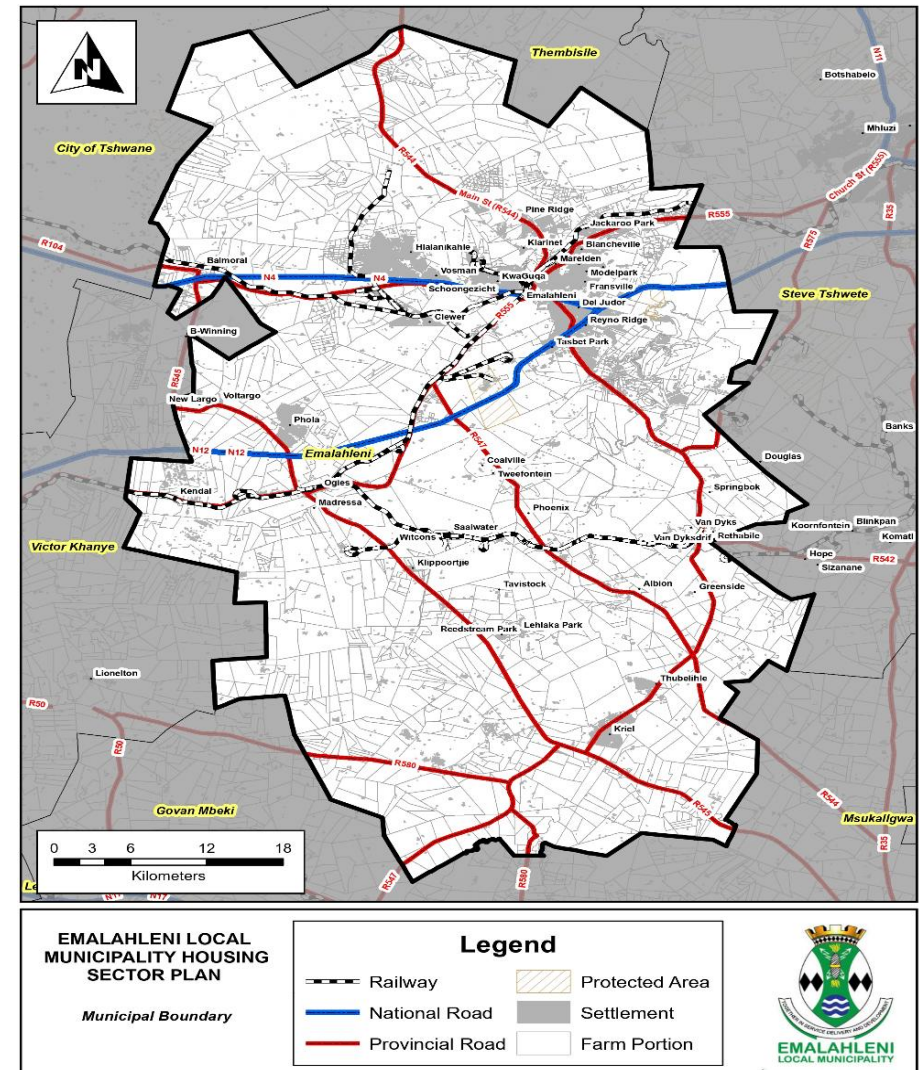
2.2 Municipal boundary

Emalahleni Local Municipality stands out among its neighbouring municipalities for its dynamic mix of urban and industrial landscapes. Housing types range from traditional dwellings in older suburbs to modern developments in newly emerging areas. Suburbs like Model Park and Reyno Ridge offer contemporary living amenities, while older areas like Emalahleni (Emalahleni) retain a historic charm. Its proximity to other local municipalities like Steve Tshwete and Victor Khanye creates a network of interconnected communities, each contributing to the diverse fabric of Mpumalanga's social and economic tapestry.

In terms of housing, Emalahleni faces unique challenges and opportunities compared to the broader province and district. The municipality's status as an industrial hub attracts a diverse workforce, leading to varied housing needs. While Emalahleni offers a mix of housing types, including traditional dwellings and modern developments, the demand for affordable housing remains a pressing issue. This is particularly evident in comparison to the broader province and district, where housing availability and affordability may vary. Efforts to address housing challenges in Emalahleni require collaboration between government, private sector stakeholders, and communities to ensure equitable access to safe and affordable housing options for all residents.

The housing situation in Emalahleni is further complicated by its historical context. The mines in Emalahleni once attracted workers from various provinces. After the mines closed, many of these workers stayed, resulting in the creation of informal settlements such as Old Coronation and Empumelelweni. Addressing housing challenges in Emalahleni requires collaboration between the government, private sector stakeholders, and communities to ensure

equitable access to safe and affordable housing options for all residents.



Map 3: Municipal context

3. Policy context

This section will look into the policies, acts, guidelines and framework which have an impact on the document.

3.1 Constitution of the Republic of South Africa, 1996

Section 151 of the Constitution of South Africa, 1996 (Act 108 of 1996) provides that developmental local government should make provision for a democratic and accountable government for communities. It also encourages municipalities to ensure the provision of services to communities in a sustained manner in order to promote social and economic development. Local government is also expected to promote a safe and healthy environment and encourage community involvement in local government matters.

Section 153 of the Constitution states that each municipality should structure and manage its administration, budgeting, and planning processes to give priority to the basic needs of the community and to promote the social and economic development of the community. Municipalities should participate in national and provincial programmes and infrastructure development programmes.

3.2 Spatial Planning and Land Use Management Act, 2013

Section 21 of the Spatial Planning and Land Use Management Act 2013 (Act 16 of 2013) (SPLUMA) provides that the SDF should among others:

- Include estimates of the demand for housing units across different socioeconomic categories and the planned location and density of future housing developments.

- Identify, quantify, and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years.
- Identify the designated areas where a national or provincial inclusionary housing policy may be applicable.
- Identify the designation of areas in the municipality where incremental upgrading approaches to development and regulation will be application.

3.3 Municipal Systems Act, 2000

The Municipal Systems Act, 2000 (Act No. 32 of 2000) serves the purpose of outlining the processes by which municipalities are to go about their constitutionally given mandate of progressive socio-economic development and the provision of services. The Act specifically states that as part of the preparation of a municipality's Integrated Development Plan, a municipality must prepare the Council's "development strategies which must be aligned with any national or provincial sectoral plans and planning requirements binding on the municipality in terms of legislation" As part of these processes, one of the major roles of the municipality is future planning.

Section 23(1) of the Act states that municipalities must undertake developmentally oriented planning. This is enacted through the requirement for the preparation of Integrated Development Plans by municipalities as per Section 25(1) of the Municipal Systems Act. The Act goes on to state that the required content for the development of an IDP includes the spatial development framework which provides the basic guidelines for a land use management system for the municipality.

3.4 Housing Act, 1997

The Housing Act of 1997, through the Department of Housing, directs provinces to provide for the development of a housing programme and the identification of land for human settlements in appropriate areas. The act and policy advocate higher densities. The act further directs that National, provincial and local spheres of government must:

- Give priority to the needs of the poor in respect of housing development.
- Consult meaningfully with individuals and communities affected by housing development.
- Ensure that housing development:
 - Provides as wide a choice of housing and tenure options as is reasonably possible; is economically, fiscally, socially, and financially affordable and sustainable; is based on integrated development planning; and is administered in a transparent, accountable and equitable manner, and upholds the practice of good governance.
- Encourage and support individuals and communities, including, but not limited to, cooperatives, associations and other bodies that are community-based, in their efforts to fulfil their own housing needs by assisting them in accessing land, services and technical assistance in a way that leads to the transfer of skills to, and empowerment of, the community.
- Promote education and consumer protection in respect of housing development.
- Conditions in which everyone meets their obligations in respect of housing development, the process of racial, social, economic, and physical integration in urban and rural areas.
- Higher density in respect of housing development to ensure the economical utilisation of land and services.
- The effective functioning of the housing market while levelling the playing fields and taking steps to achieve equitable access for all to that market.
- Measures to prohibit unfair discrimination on the ground of gender and other forms of unfair discrimination by all actors in the housing development process.
- The meeting of special housing needs, including, but not limited to, the needs of the disabled.
- The provision of community and recreational facilities in residential areas.
- The housing needs of marginalised women and other groups disadvantaged by unfair discrimination; and
- The expression of cultural identity and diversity in housing development.
- Take due cognisance of the impact of housing development on the environment.
- Not inhibit housing development in rural or urban areas.
- In the administration of any matter relating to housing development:
 - Respect, protect, promote, and fulfil the rights in the Bill of Rights in Chapter 2 of the Constitution.
- Observe and adhere to the principles of cooperative government and intergovernmental relations referred to in section 41(1) of the Constitution; and
- Comply with all other applicable provisions of the Constitution.

3.5 National housing code, 2009

Overview of National Housing Code Programme's National Housing Policy Framework

The National Housing Code, established in 2009, outlines the core policy principles, guidelines, norms, and standards that govern the various housing assistance programmes implemented by the government since 1994. These guidelines are periodically updated and operate under the Housing Act of 1997 (Act No. 107 of 1997). Below is a concise overview of each programme detailed in the National Housing Code (2009):

a) Integrated Residential Development Programme

The Integrated Residential Development Programme (IRDP) was introduced to promote the creation of integrated human settlements in strategically located areas, providing residents with convenient access to urban amenities, including employment opportunities. A key goal of the IRDP is to foster social cohesion within these communities.

The IRDP facilitates the acquisition of land and the servicing of stands for diverse uses, including commercial, recreational, educational, and healthcare facilities, as well as residential plots for various income groups (low, middle, and high). The distribution of land use and income groups is determined by local planning and needs assessments.

The IRDP can be executed in multiple phases or as a single phase. The first phase typically involves the provision of serviced stands, while the second phase focuses on housing construction for eligible low-income beneficiaries and the sale of stands to individuals who do not qualify for subsidies or for commercial purposes.

This programme also supports the development of non-residential stands, including:

- Institutional stands, such as those for police stations, schools, and clinics;
- Business and commercial stands;
- Stands for not-for-profit community services, like churches and crèches/nursery schools;
- Public-use stands, such as parks and community facilities;
- Special conditions apply to the sale and transfer of these stands.

Projects undertaken under the IRDP must align with the approved housing chapters of Municipal Integrated Development Plans (IDPs) and priorities, with funding reservations agreed upon between the MEC and the Mayors, as part of the multiyear housing plan developed within an approved IDP. In this programme, the municipality acts as the developer, applying for funding from the MEC. The municipality is responsible for all planning and project activities, while the MEC manages the reservation and distribution of funds, assesses various aspects of the project, and approves project applications.

b) Upgrading of Informal Settlements

The Upgrading of Informal Settlements Programme (UISP) is a key government initiative aimed at improving the living conditions of millions of impoverished people by providing secure tenure, basic services, and housing. Emalahleni Local Municipality has been identified as one of the priority municipalities in Mpumalanga Province for the implementation of this programme.

A fundamental principle of the UISP is the active involvement of beneficiary communities throughout the entire project cycle. The programme is inclusive, ensuring participation from all community members, including those who do not qualify for subsidies. The UISP strives to foster social cohesion, stability, and security within integrated developments while also creating jobs and promoting economic well-being in communities that previously lacked access to land, business services, formal housing, and social and economic amenities.

The programme is designed for the in situ upgrading of informal settlements. However, in cases where the land is unsuitable for habitation due to issues such as flooding or shallow undermining conditions, residents may be relocated to more suitable areas. The UISP finances the provision of serviced stands, with beneficiaries able to seek further housing construction assistance through other National Housing Programmes, such as Individual Subsidies, the Enhanced People's Housing Process, and Social Housing.

Additionally, the UISP may fund the provision of social and economic amenities to enhance the sustainability of the upgraded settlements. Municipalities are responsible for identifying informal settlements within their jurisdictions for upgrading and must apply to Provincial Departments for project funding under this programme. This process is conducted in close collaboration with the relevant communities.

Project funding is determined based on the number of eligible beneficiaries and may include provisions for facilitating community participation and empowerment. The programme operates on the basis of cooperative governance, involving partnerships between the relevant municipality, the Provincial Department, the National Department, the Department of Social Development (for households headed by minors), and the Department of Home Affairs (to establish the residence status of immigrants).

c) Provision of Social and Economic Facilities

Due to backlogs in existing settlements and the need to prioritize them, authorities responsible for providing social and economic facilities, such as schools, clinics, community halls, recreational spaces, and trading facilities, have often been unable to include these amenities in most new housing projects.

To address this issue and align with the policy of creating quality, sustainable human settlements, a programme has been introduced to fund essential social and economic amenities where other funding sources are unavailable.

This programme focuses on developing primary public, social, and economic facilities in both existing and new housing areas, as well as in informal settlement upgrading projects, particularly in situations where municipalities are unable to provide such facilities. The programme can provide capital funding for the following facilities:

- Medical care facilities;
- Community halls;
- Community parks/playgrounds;
- Taxi ranks;
- Sports facilities;
- Informal trading facilities; and
- Basic ablution facilities for the above.

Ownership of all facilities developed through this programme will rest with the municipalities, which will also be responsible for the operation and maintenance costs of these facilities. Once municipalities identify the required facilities through an audit or inventory and a needs assessment, they will apply to the Provincial Department for funding to provide the necessary social and economic amenities.

Projects for the provision of social and economic facilities will be carried out based on a cooperative governance partnership between the relevant municipality, the Provincial Department, and the National Department.

d) Housing Assistance in Emergency Situations

In the course of upgrading informal settlements, it may be necessary to temporarily relocate households while essential services are installed, or formal housing is constructed on sites previously occupied by informal structures.

Additionally, temporary housing may be needed for households impacted by natural or manmade disasters, such as fires that destroy settlements or storms that render homes uninhabitable. In such instances, the National Disaster Relief Fund provides the initial government assistance. Following this, the Emergency Housing Assistance Programme can be used to offer temporary shelter to disaster victims until permanent housing can be arranged.

This programme is intended for emergency situations where there is an urgent need for housing, referred to as "Emergencies." Municipalities will receive funding under this programme in the form of grants for providing temporary relief, with assistance focused solely on essential needs. Whenever possible, the aid provided should be seen as the first step towards a permanent housing solution. Projects under this programme will be executed through a cooperative governance partnership involving the relevant municipality, the Provincial Department, and the National Department.

e) Social Housing Programme

Security of tenure is a core principle of housing policy. While many programmes focus on providing freehold tenure, there is a growing

demand for affordable rental units that offer secure tenure for households that prefer the flexibility of rental accommodation. The Comprehensive Plan also highlights the need to address the spatial inequities created by Apartheid in our cities and towns by promoting integration across income and population groups. There is a particular emphasis on providing poor households with convenient access to employment opportunities and a full range of urban amenities.

The Social Housing Programme is therefore focused on "restructuring zones," which municipalities designate as areas of economic opportunity where urban renewal and restructuring can have the greatest impact. The programme also seeks to develop affordable rental housing in areas where bulk infrastructure (such as sanitation, water, and transport) is underutilized, thereby enhancing urban efficiency. This programme provides grant funding to establish, support, and finance social housing institutions that develop, manage, and maintain affordable rental units within the designated restructuring zones.

To receive capital grants, social housing institutions must be accredited and contribute their own capital. The accreditation of these institutions is managed by the Social Housing Regulatory Authority, in accordance with legislation and regulations. Social housing projects must demonstrate their viability within each specific settlement context while striving to meet the goals of integration and restructuring.

Subsidy funding will be provided on a sliding scale, based on the number of poor households accommodated, subject to certain conditions. It's important to note that the Institutional Subsidy Programme can also be used to develop affordable rental housing outside of restructuring zones. The following institutions play key roles in the implementation of Social Housing Projects:

- Social Housing Regulatory Authority;
- Municipalities;
- Provincial Departments;
- National Department;
- Delivery Agents; and
- National Housing Finance Corporation.

f) Institutional Subsidies

While the Social Housing Programme primarily focuses on urban integration and upgrading within designated restructuring zones, there remains a need for a programme that provides affordable rental accommodation in other parts of settlements. This includes areas such as informal settlement upgrades where settlements may not be ideally located for employment opportunities but still require rental options for certain community members.

To address this need, the Institutional Housing Subsidy Programme has been introduced. This programme offers capital grants to social housing institutions for the construction and management of affordable rental units. Additionally, it allows for the sale of these units by the social housing institution after a minimum of four years. To qualify for the subsidy, housing institutions must meet the following criteria:

- The institution must have legal status;
- The primary purpose of applying for the subsidy must be the development and management of immovable property for occupation;
- The institution must be financially viable;
- Institutions must contribute financially in addition to the subsidy; and
- Institutions are generally required to own immovable property, although long-term leases may be acceptable.

Housing institutions must ensure that beneficiaries are granted secure tenure rights. Institutions that meet these criteria can apply to the MEC for an institutional subsidy for lease agreements, instalment sales, or share-block agreement schemes. Qualifying beneficiaries then apply to the housing institution to occupy the rental units. The institution is responsible for the construction and maintenance of the rental units and must operate the properties in accordance with accreditation conditions.

g) Community Residential Units Programme

Neither the Social Housing nor the Institutional Subsidy Programmes offer rental accommodation affordable to the very poor, often due to the high costs associated with multi-level units and their related rental charges. There is also a need for a programme to support the upgrading of government-owned communal rental accommodation, such as hostels.

The Community Residential Units Programme (CRU) addresses this need by facilitating the provision of secure, stable rental tenure for lower-income individuals and households. The CRU Programme offers a structured approach to managing various forms of existing public sector residential accommodation. Grant funding under the CRU Programme will be used for developing the following public rental housing assets:

- Public hostels owned by Provincial Departments and municipalities;
- Hostels with both public and private ownership components due to historical reasons;
- Public housing stock under the “Enhanced Extended Discount Benefit Scheme” that cannot be transferred to individual ownership and must be managed as rental accommodation by the public owner;
- Publicly owned rental stock developed post-1994; and

- Existing dysfunctional, abandoned, or distressed buildings in inner cities or township areas that municipalities have acquired and funded through housing funds.

Additionally, the grant may be used for developing new public rental housing assets if viable opportunities arise. The CRU Programme aims to develop sustainable public rental housing assets. Properties funded by the CRU Programme must remain in public ownership and cannot be sold or transferred to private residents. The programme provides access to long-term capital or major maintenance funding. However, operational costs must be covered by rental income collected by the owner. Projects will be implemented through a cooperative governance partnership involving the relevant municipality, Provincial Department, and National Department.

h) Individual Subsidy Programme

This programme offers state assistance to qualifying households interested in purchasing an existing house or a vacant serviced residential stand, provided they have a house construction contract linked to an approved mortgage loan. These properties can be found in the regular secondary housing market or have been developed through projects not financed by other National Housing Programmes. The programme supports the expansion of the secondary residential property market, aligning with the objectives of the Comprehensive Plan for the Creation of Sustainable Human Settlements. The programme provides funding for two categories:

- 1) Credit-Linked Subsidies:** For applicants who can afford mortgage loan financing, this subsidy is linked to credit from a financial institution.
- 2) Non-Credit-Linked Subsidies:** For applicants who cannot secure mortgage loan financing, this subsidy allows for the purchase of an existing house solely through the subsidy amount,

possibly supplemented with other available funds. Additionally, individuals who have purchased vacant serviced stands with their own resources and need assistance with house construction can apply for Non-Credit-Linked Subsidies.

Non-Credit-Linked subsidies are available to those who meet the qualification criteria but do not qualify for credit from financial institutions based on their lending criteria or who choose not to use credit. The subsidy amount is used exclusively for purchasing an existing house. Applications for Non-Credit-Linked subsidies should be submitted to the Provincial Department, along with a conditional deed of sale for the property, for evaluation and approval by the MEC. Credit-Linked Subsidies are available to those who meet the qualification criteria and can obtain mortgage loans. These subsidies are managed on behalf of the MEC by financial institutions that have agreements with the MEC and act as agents in administering the subsidies.

i) Rural Subsidy: Communal Land Rights

In areas of communal tenure—where the Minister of Rural Development and Land Reform holds land in trust for communities and traditional leaders allocate land for settlement—securing freehold tenure can be challenging. Therefore, a programme was developed to assist households in such communal areas with accessing housing subsidies. The Rural Housing Programme is specifically designed for communal tenure areas and requires that tenure rights be confirmed through processes established by the Minister for Land Reform and Rural Development.

Subsidies under this programme are available on a project basis and can be adapted to address actual needs. The programme governs the rules for housing subsidies used for development on communal land, which is either state-owned or held by community members according to community rules or customs. To qualify for subsidies,

beneficiaries must provide proof of uncontested land tenure rights and be eligible for new order tenure rights on the allocated land. The housing subsidy can be used for various purposes, including the development of internal municipal services (where no other funding is available), house construction, upgrading existing services (where no alternative funds are available), or improving existing housing structures, or a combination of these options.

Funding from this programme is available only as part of an approved housing development project and is not provided on an individual basis. The subsidies are awarded to individuals with informal land rights protected by relevant legislation and will only be approved if no other subsidy options are available. Beneficiary community members must participate in all aspects of the planned housing development. According to the Traditional Leaders and Governance Framework Act, 2003 (Act No. 41 of 2003), Traditional Councils must cooperate with relevant municipal ward committees and meet at least once a year with their traditional communities to report on activities and finances. The key role players in this programme are:

- The National Department
- The Provincial Department
- Municipalities
- Traditional Councils
- The Land Administration Committee (post-CLaRA promulgation)

j) Consolidation Subsidy Programme

Prior to the introduction of the White Paper on a New Housing Policy and Strategy for South Africa in December 1994, many households had received serviced sites through state housing schemes established before 1994. To assist these households in obtaining adequate housing, the Consolidation Subsidy Programme was introduced. This programme provides funding for completing houses

on these serviced sites. Beneficiaries of such stands can apply for further assistance to construct a house on their site or to upgrade or complete a house they may have started with their own resources. The implementation of consolidation projects is the responsibility of either a municipality or a provincial department, with full involvement of the beneficiaries. This process includes stakeholder negotiations, identifying beneficiaries through interviews, and helping them register.

A written project application must be submitted to the MEC. Once approved, an agreement is made between the developer and the MEC. Construction and building materials are then purchased, and a certificate of completion is issued along with subsidy payment. The developer, either a municipality or provincial department, is responsible for the project, while the MEC receives and evaluates applications for consolidation subsidies.

k) Enhanced Extended Discount Benefit Scheme

The Enhanced Extended Discount Benefit Scheme (EEDBS) was designed and implemented to support the transfer of pre-1994 public housing stock. Its purpose is to encourage and facilitate the transfer of this public housing stock to qualifying occupants, ensuring that the majority of residents in public housing have the opportunity to secure individual ownership of their units. The EEDBS operates through a partnership of cooperative governance involving the relevant municipality, Provincial Department, and National Department.

l) Rectification of Certain Residential Properties from the Pre-1994 Housing Era

This Programme aims to improve state-financed residential properties that were developed through pre-1994 housing schemes and are still under public sector ownership or were previously sold to beneficiaries. The main objective is to enhance municipal

engineering services where they were inadequate and to renovate, upgrade, or completely reconstruct dwellings that are severely structurally compromised. Projects under this Programme are conducted through a cooperative partnership involving the relevant municipalities, Provincial Department, and National Department.

m) Enhanced People's Housing Process

The Enhanced People's Housing Process (EPHP) is a government support programme that assists households in enhancing their homes by actively participating in their construction. Beneficiaries can establish a housing support organization to receive organizational, technical, and administrative assistance, including training on house building. This process is seen as a way for beneficiaries to contribute towards their housing opportunities, with no mandatory financial contribution required. The benefits of the EPHP include:

- Savings on labor costs
- Avoiding profit payments to developers
- Greater control over housing quality and decisions

The EPHP is community-driven and phased over time, not designed for large-scale delivery within short timeframes. It requires skilled technical expertise for guidance and training. The programme can be applied in various contexts, including informal settlement upgrades, rural developments, and new developments. Key participants include:

- The Community Based Organisation (CBO) representing beneficiaries
- The Community Resource Organisation providing support to the CBO
- The municipality
- The provincial department responsible for human settlements

n) Farm Residents Housing Assistance Programme

This Programme provides capital subsidies for developing engineering services and adequate housing for farm workers and residents in various development scenarios. It addresses the diverse housing needs of individuals working and living on farms by offering flexible housing solutions suited to the local context. Typically applied when farm residents must live near their work and where the farm is far from the nearest town, making town settlement impractical, the Programme views the farm owner as a key service delivery agent.

Farm owners can provide formal rental accommodation on their land or subdivide the farm into smaller agricultural plots for residents. They can act as the implementing agent for either option, providing essential water and sanitation services and constructing houses. If the farm is subdivided, beneficiaries may form a legal entity to undertake housing development through the People's Housing Process or appoint a provincial government or private sector developer. Alternatively, farm owners can allocate part of the farm to a housing institution for rental units.

Funding under this Programme is available primarily for basic water and sanitation services, considered a last resort if other funding sources are not available. The farm owner must enter into a written agreement with the MEC outlining roles and responsibilities and authorize the MEC to register a pre-emptive right and preferential claim over the farm's title deed to protect state investments and provide an exit mechanism.

Rental agreements with subsidy unit beneficiaries must be in writing, and any rental charged should not include a component to recoup the subsidy capital provided to the farmer or housing institution.

3.6 Inclusionary Housing Bill

The Inclusionary Housing Bill aims to promote greater social inclusion/integration and to break with highly segregated processes of built environment creation in South Africa. Boosting the supply of affordable housing is a secondary objective. The bill aims to mobilize private sector delivery capacity for the provision of affordable housing, leverage new housing opportunities off existing stock, promote densification, and make better use of existing infrastructure.

3.7 Social housing Act, 2008

The Social Housing Act, 2008 (Act 16 of 2008) is the main piece of legislation for the social housing sector which is established in alignment with both the 1999 Rental Housing Act and 1997 Housing Act. The Social Housing Act is expected to achieve the following objectives:

- Establishing and promoting social housing environment that is sustainable.
- Establishing the roles of the various spheres of government in social housing.
- Providing for the establishment of the Social Housing Regulatory Authority (SHRA) and defining its role as the regulator of all Social Housing Institutions that have obtained or in the process of having obtained public funds; and
- Providing statutory recognition to Social Housing Institutions (SHIs).

The Social Housing Act, 2008 aims to establish and promote a sustainable social housing environment. It defines the functions of the national, provincial, and local spheres of government in respect of social housing. It provides for the establishment of the Social Housing Regulatory Authority (SHRA) to regulate all social housing institutions obtaining or having obtained public funds, and it allows for the undertaking of approved projects by other delivery agents with

the benefit of public money. It furthermore gives statutory recognition to social housing institutions and provides for matters connected therewith. The Department of Human Settlements has taken steps to assist governance and regulatory processes through the promulgation of the Social Housing Act, 2008 and the establishment of the SHRA, all framed by the approved Social Housing Policy. Provincial governments are responsible for approving capital grants, administering the Social Housing Programme, and approving projects. Local governments ensure access to land, infrastructure, and services for approved projects in designated restructuring zones and initiate the identification of these zones.

3.8 Rental Housing Act, 1999

The Rental Housing Act, 1999 (Act 50 of 1999) defines the responsibility of government in respect of the rental housing market. It creates mechanisms to advance the provision of rental housing property and promotes access to adequate housing by working to ensure proper functioning of the rental housing market. It furthermore provides for the establishment of rental housing tribunals; defines the functions, powers, and duties of such tribunals; and lays down general principles governing conflict resolution in the rental housing sector.

The Act provides for the facilitation of sound relations between tenants and landlords and for this purpose lays down general requirements relating to leases. It repeals the Rent Control Act, 1976 (Act 80 of 1976), and provides for matters connected therewith. The Act gives tribunals the power to make rulings, which are deemed to be rulings of a magistrate's court in terms of the Magistrates' Courts Act, 1993 (Act 120 of 1993), and which are enforced in terms of the Act. Cabinet approved the Rental Housing Amendment Act, 2007 (Act 43 of 2007) to, among other things, further provide for rulings by rental housing tribunals, to expand the provisions pertaining to leases and to extend the period allowed for the filling of vacancies in rental

housing tribunals. The amendment also substitutes certain definitions, extends the application of Chapter 4 to all provinces, requires that the members of the executive council and local authorities establish rental housing tribunals and rental housing information offices respectively and extends the power of the rental housing tribunals to rescind any of its rulings.

3.9 Inter-Governmental Relations Development Framework, 2005

In 2005, the Inter-governmental Relations Framework Act was passed to make sure that the principles in Chapter Three of the Constitution on cooperative government are implemented. The Act seeks to set up mechanisms to coordinate the work of all spheres of government in providing services, alleviating poverty, and promoting development. The Act also establishes a line of communication that goes from municipalities to the provinces and directly to the Presidency.

3.10 Housing Consumer Protection Measures Act, 1998

In terms of the Housing Consumer Protection Measures Act, 1998 (Act 95 of 1998), residential builders have to register with the National Home-Builders Registration Council (NHBRC) and are obliged to enrol all new houses under the NHBRC's Defect Warranty Scheme. The aim of the Act is to protect homeowners from inferior workmanship. Builders are responsible for design and material defects for three months, roof leaks for a year, and any structural failures of houses for five years.

NHBRC inspectors may assess workmanship during and after the building process. Banks are also compelled to insist on home-builder registration and enrolment prior to granting a mortgage loan or finance. All new government-subsidised housing units constructed as part of approved projects enjoy protection against shoddy workmanship by housing contractors.

Through the Act, properties that were built with funding from the government's housing subsidy grant only, now enjoy protection against structural defects and must comply with minimum technical norms and standards. The NHBRC ensures that registered builders deliver within the minimum housing standards.

3.11 National Spatial Development Perspective

The key objectives of the NSDP are to:

- Provide a framework for discussing the space economy taking deprivation, resources, infrastructure and potential economic activity into account.
- Be a common reference point for national, provincial, and local governments to analyse and debate the development potentials of certain places in the country.
- Identify key areas of tension and/or priority in achieving positive spatial outcomes with government infrastructure investment and development spending; and
- Provide national government's strategic response to the above for a given timeframe.

The NSDP aims to align spatial choices with government investment and development spending across all spheres of government, and classifies all areas in terms of the following categories:

- Resource potential that is medium-to-high, human need medium-to-high and economic activity medium-to-high
- Resource potential that is medium-to-high, human need medium-to-high and economic activity low
- Resource potential that is medium-to-high, human need low and economic activity medium to-high

- Resource potential that is low, human need medium-to-high and economic activity low
- Resource potential that is low, human need low and economic activity low

3.12 National Development Plan, 2030

The National Development Plan (NDP) offers a long-term perspective for South Africa by defining a desired destination and identifying the role different sectors of society need to play in reaching that goal. As a long-term strategic plan, it serves four broad objectives:

- Providing overarching goals for what the country wants to achieve by 2030.
- Building consensus on the key obstacles to achieving these goals and what needs to be done to overcome those obstacles.
- Providing a shared long-term strategic framework within which more detailed planning can take place in order to advance the long-term goals set out in the NDP.
- Creating a basis for making choices about how best to use limited resources.

The Plan aims to ensure that all South Africans attain a decent standard of living through the elimination of poverty and reduction of inequality. Given the complexity of national development, the plan sets out six interlinked priorities:

- Uniting all South Africans around a common programme to achieve prosperity and equity.
- Promoting active citizenry to strengthen development, democracy, and accountability.

- Bringing about faster economic growth, higher investment, and greater labour absorption.
- Focusing on key capabilities of people and the state.
- Building a capable and developmental state.
- Encouraging strong leadership throughout society to work together to solve problems.

One of the ten critical actions identified in the plan is defined as “New spatial norms and standards – densifying cities, improving transport, locating jobs where people live, upgrading informal settlements and fixing housing market gaps.”

The plan proposes a national focus on spatial transformation across all geographic scales. Policies, plans and instruments are needed to reduce travel distances and costs, especially for poor households. By 2030, a larger proportion of the population should live closer to places of work, and the transport they use to commute should be safe, reliable and energy efficient.

3.13 Human Settlement Vision, 2030

Human Settlements Vision 2030: On the Road to 2050 is to no longer have poverty traps in rural and urban areas. It looks at total eradication of backlogs of more than 2,1 million housing units, which translates to about 12,5 million people. Under Vision 2030's framework, most South Africans will have affordable access to services and quality environment, instead of living in isolation in the periphery of cities.

New developments throughout the country will break away from old patterns and significant progress will be made in retrofitting existing settlements. In rural areas, targeted investments and institutional reform will drive a revival of rural South Africa towards 2050. The

Department of Human Settlements is a key player in the property market. A recent study found that of the six million registered residential properties in the Deeds Registry, 1,44 million were government subsidised houses. This represents just less than a quarter of registered residential properties and could increase to 35% if the backlog in issuing title deeds is overcome. The obvious value of a title deed should not be underestimated. It provides the following:

- Protection of rights to a property
- Asset security
- Facilitation of entry of ordinary South Africans as players in both the property as well as the financial markets.

What is least understood and nevertheless a major contribution to asset formation by beneficiaries, is that each time government facilitates acquisition of a house, it comes with its own land. By May 2012, land distribution by human settlements was over 78 000 ha, hence the value of the house was no more just linked to the price of the top structure but was inclusive of the total value of the land. Government's service delivery priorities from 2012/13 to 2013/14 were:

- Eradicating housing backlogs and upgrading informal settlements.
- Rural housing development
- Fast-tracking municipal infrastructure development through the Municipal Infrastructure Grant
- Creating short-term jobs
- Constructing houses and site services increasing jobs in plumbing, electrical fittings and bricklaying.

3.14 Comprehensive Plan for Creating Sustainable Human Settlements.

At its inception, the Housing Policy and Strategy (1994) focused on stabilizing the environment to transform the extremely fragmented, complex, and racially based financial and institutional framework inherited from the previous government, whilst simultaneously establishing new systems to ensure delivery to address the housing backlog. The significant achievements of this programme have been recognized both nationally and internationally.

Assessment of the Housing Policy and Strategy (1994) indicates that significant socio-economic, demographic and policy shifts have also occurred over the past ten (10) years. Whilst Government believes that the fundamentals of the policy remain relevant and sound, a new plan is required to redirect and enhance existing mechanisms to move towards more responsive and effective delivery. The new human settlements plan reinforces the vision of the Department of Housing, to promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing.

3.15 National Guidelines of the Sustainable Human Settlement Plan, 2004

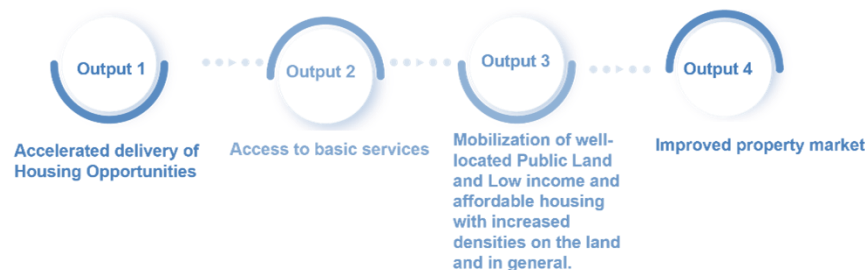
The National Guidelines of the Sustainable Human Settlement Plan, 2004 commonly known as "Breaking New Ground" (BNG) has specific objectives put forward in BNG include, but are not limited to, the following:

- Promoting densification and integration (especially using social housing as a tool);
- Enhancing the location of new housing projects and enhancing the housing product.

- Supporting urban renewal and inner-city regeneration through housing.
- Developing social and economic infrastructure; and
- Various tenure options, e.g. ownership, sectional title, communal, rental, rent-to-buy, informal tenure.

3.16 Outcome 8: Sustainable Human Settlements and Improved Quality of Household Life

During 2010, national government embarked on a process to determine the outcomes for the human settlement programme from then up to 2014. This resulted on the identification of 12 outcomes that will be the key focus for government within that period. Outcome 8 deals with the issue of sustainable human settlement linked with the quality of household life. This outcome contains four (4) outputs and targets as follows:



3.17 National Spatial Development Framework, 2023

In terms of government policy, Chapter 8 of the NDP calls for the preparation of a “national spatial development framework”. In terms of legislation, Section 5(3)(a) of SPLUMA and Sections 13(1) and (2) of the Act, mandates the Minister to, “... after consultation with other organs of state and with the public, compile and publish a national spatial development framework”, and review it at least once every five years.

The NSDF must, within the broader ‘family’ of strategic and sector plans of government must:

- Target and direct all infrastructure investment and development spending decisions by national sector departments and State-Owned Entities (SOEs);
- Guide and align planning preparation, budgeting, and implementation across spheres and between sectors of government; and
- Frame and co-ordinate provincial, regional and municipal spatial development frameworks.

3.18 The integrated urban development framework





The Integrated Urban Development Framework (IUDF) is the Government of South Africa policy position to guide the future growth and management of urban areas. This policy is coordinated by the Department of Cooperative Governance and Traditional Affairs (CoGTA) and it seeks to foster a shared understanding across government and society about how best to manage urbanisation and achieve the goals of economic development, job creation and improved living conditions. As such, the vision of the IUDF is to create liveable, safe, resource-efficient cities and towns that are socially integrated, economically inclusive and globally competitive, where residents actively participate in urban life. To achieve this transformative vision, four overall strategic goals are introduced:






- Spatial integration: To forge new spatial forms in settlement, transport, social and economic areas.
- Inclusion and access: To ensure people have access to social and economic services, opportunities and choices.
- Growth: To harness urban dynamism for inclusive, sustainable economic growth and development.

- **Governance:** To enhance the capacity of the state and its citizens to work together to achieve spatial and social integration

The above-mentioned strategic goals inform the priority objectives of the nine policy levers identified in the IUDF, which is listed below:

Table 1: Policy levers

Policy Lever	Description
 Level 1 Integrated spatial planning	Cities and investments that promote integrated social and economic development, resulting in a sustainable quality of life for all citizens towns that are spatially organised to guide
 Level 2 Integrated transport mobility	Cities and towns where people can walk, cycle and use different transport modes to easily access economic opportunities, education institutions, health facilities and places of recreation
 Level 3 Integrated sustainable human settlements	Cities and towns that are spatially equal, integrated and multi-functional in which settlements are well-connected to essential and social services, as well as to areas of work opportunities.
 Level 4 Integrated urban infrastructure	Cities and towns that have transitioned from traditional approaches to resource efficient infrastructure systems, which provide for both universal access and more inclusive economic growth

Policy Lever	Description
 Level 5 Efficient land governance and management	Cities and towns that grow through investments in land and property, providing income for municipalities that allow further investments in infrastructure and services resulting in inclusive, multi-functional urban spaces.
 Level 6 Inclusive economic development	Cities and towns that are dynamic and efficient, foster entrepreneurialism and innovation, sustain livelihoods, enable economic growth, and generate the tax base needed to sustain and expand public services and amenities.
 Level 7 Empowered active communities	Cities and towns that are home to socially and culturally diverse citizens, who are actively involved in city life and committed to making South Africa work.
 Level 8 Effective urban governance	Cities and towns that have the necessary institutional, fiscal and planning capabilities to build inclusive, resilient and leviable urban spaces
 Level 9 Sustainable finances	Cities and towns are supported by a fiscal framework that acknowledges the development potential and pressures of urban spaces, manage their finances effectively and efficiently are able to access the necessary resources and partnerships for inclusive urban growth

3.19 Accelerated Shared Growth Initiative South Africa

The Accelerated Shared Growth Initiative for South Africa (ASGISA) was launched in 2006 as a strategic economic policy framework aimed at achieving higher and more inclusive economic growth. It was designed to address the binding constraints on South Africa's economic growth and to halve poverty and unemployment by 2014. ASGISA represents a concerted effort by the South African government to accelerate economic development, ensure shared growth, and create a more equitable society.

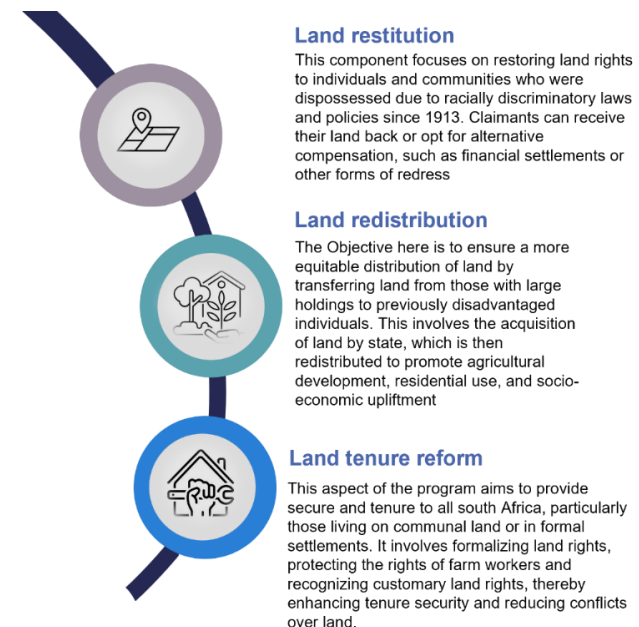
ASGISA places a strong emphasis on large-scale infrastructure projects to stimulate economic growth. This includes investments in transportation, energy, and telecommunications infrastructure to improve the efficiency and capacity of these sectors, which are critical for economic development. Recognizing the skills gap as a significant constraint on economic growth, ASGISA prioritizes education and skills development. This involves initiatives to improve the quality of education, expand access to higher education, and enhance vocational training programs to better align with market needs. The initiative identifies key sectors with high growth potential, such as tourism, agriculture, and business process outsourcing, and outlines specific strategies to boost their development. This sectoral focus aims to diversify the economy and create new employment opportunities. To achieve its goals, ASGISA outlines several implementation strategies, including:

- **Public-Private Partnerships (PPPs):** Leveraging private sector investment and expertise through PPPs to enhance infrastructure development and service delivery.
- **Regulatory Reform:** Simplifying regulatory frameworks to make it easier for businesses to operate and invest in South Africa, thereby fostering a more conducive business environment.

- **Social and Economic Inclusion:** Ensuring that economic growth benefits are shared broadly across society, particularly by addressing the needs of marginalized and disadvantaged groups. This includes support for small and medium enterprises (SMEs) and black economic empowerment (BEE) initiatives.

3.20 The Land Reform Programme

The Land Reform Programme in South Africa is a pivotal initiative aimed at addressing the historical injustices of land dispossession and promoting equitable land distribution. Implemented post-apartheid, the program seeks to rectify the skewed land ownership patterns by redistributing land to marginalized communities, restoring land to those dispossessed under discriminatory laws, and ensuring secure land tenure for all South Africans. The overarching goal is to foster social justice, economic development, and sustainable land use. The key components of the Land Reform program are:



To achieve its goals, the Land Reform Programme employs several strategic approaches:



The Land Reform Programme in South Africa is a comprehensive and multifaceted initiative designed to address historical land inequalities, promote social justice, and support sustainable economic development. Through land restitution, redistribution, and tenure reform, the program aims to create a more equitable and productive land ownership landscape, contributing to the broader goals of national reconciliation and poverty reduction.

3.21 National housing Act, 1997

Part 1, Section 2 of the Housing Act, 1997 sets out the General Principles applicable to housing development, the following principles are particularly relevant:

- National, provincial and District spheres of government must give priority to the needs of the poor in respect of housing development (Section 2(1)(a));
- National, provincial and District spheres of governments must consult meaningfully with individual, and communities affected by housing development (Section 2(1)(b));
- National, provincial and District spheres of government must ensure that housing development:
 - ✓ Provides as wide a choice of housing and tenure options as is reasonable possible.
 - ✓ Is economically, fiscally, socially and financially affordable and sustainable; and
 - ✓ Is based on integrated development (Section 2(1)(c)).
- National, provincial and District spheres of government must promote:
 - ✓ The establishment, development, and maintenance of socially and economically viable communities and of safe and healthy living conditions to ensure the elimination and prevention of slums and slum conditions; and
 - ✓ Higher density in respect of housing development to ensure the economic utilization of land and services (Section 2(1)(e)).

According to Section 9 of The Housing Act (107 of 1997), every municipality must as part of the municipality's process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to:

- Ensure that:
 - ✓ The inhabitants of its areas of jurisdiction have access to adequate housing on a progressive basis;
 - ✓ Conditions not conducive to the health and safety of the inhabitants of its area of jurisdiction are prevented or removed.
 - ✓ Services in respect of water, sanitation, electricity, roads, storm water drainage and transport are provided in a manner which is economically efficient.
- Set housing delivery goals in respect of its area of jurisdiction.
- Identify and designate land for housing development.
- Create and maintain a public environment conducive to housing development which is financially and socially viable.
- Promote the resolution of conflicts arising in the housing development process.
- Initiate plan, co-ordinate, facilitate, promote, and enable appropriate housing development in its area of jurisdiction.
- Provide bulk engineering services, and revenue generating services in so far as such services are not provided by specialist utility suppliers; and
- Plan and manage land use and development.

3.22 The New Human Settlement Plan, 2005

The following guidelines are provided in the New Human Settlement Plan (Breaking New Ground, 2005) to move housing to sustainable human settlements: Creation of safe, secure living environments with access to economic opportunities, tenure types, affordable basic

services, education, cultural activities, and health, welfare, and police services.

- Promotion of compact, mixed-use, and diverse environments for housing delivery.
- Integration of low-income housing into areas of social and economic opportunity.
- Eradication of informal settlements through in-situ upgrading.
- Integration of previously excluded groups into the city and benefits.
- Development of sustainable human settlements within a broader spatial restructuring framework.
- Acquisition of well-located state-owned and para-state land for housing delivery.
- Promotion of social (Medium-Density) Housing for urban renewal and integration.
- Shift from a housing-only approach towards a holistic development of human settlements.
- Development of more appropriate settlement designs and housing products.
- Inclusion of design professionals at planning and project design stages.
- Enhancement of traditional technologies and knowledge in rural areas.
- Promotion of alternative technology and design in urban areas.

3.23 The Municipal Structure Act, 1998

The Municipal Structure Act, 1998, establishes the framework for the organization and functioning of municipalities. It aims to promote democratic and accountable government at the local level, ensuring that municipalities are structured in a way that enhances their ability to provide services, promote social and economic development, and encourage community participation.

The Act forms part of the legislative measures to implement the principles outlined in the White Paper on Local Government. The Act categorizes municipalities into three types: metropolitan (Category A), local (Category B), and district (Category C). This classification system is designed to delineate the roles and responsibilities of different types of municipalities, ensuring that governance structures are tailored to the specific needs of urban and rural areas. The Act outlines the composition and functions of municipal councils, which are the primary decision-making bodies in municipalities.

It specifies the procedures for the election of council members, the establishment of executive committees, and the roles of mayors. The aim is to create efficient and accountable governance structures at the local level. The Act further prescribes the electoral systems for municipalities, ensuring that elections are conducted in a manner that is free, fair, and reflects the will of the people. It provides for proportional representation and ward-based elections, thereby enhancing the representativeness and accountability of municipal councils.

The Act includes detailed provisions for the implementation and administration of its structures. It mandates the creation of ward committees to facilitate community participation and outlines mechanisms for public consultation and participation in municipal decision-making processes. The Act also stipulates the processes for the adjustment of municipal boundaries and the establishment of new

municipalities, ensuring that these processes are carried out transparently and with public input.



Development role

The White Paper outlines the necessity for municipalities to actively promote social and economic development. This includes creating jobs, providing basic services, and facilitating community participation in decision-making processes. The goal is to build local economies and enhance the quality of life for all residents.

Institutional Framework

It proposes a structured approach to local governance, involving clear roles and responsibilities for municipal councils, administrative bodies, and local communities. This framework is designed to enhance efficiency, accountability, and transparency to enhance efficiency, accountability, and transparency within local government structures.

Service Delivery and governance

The White Paper highlights the importance of efficient and effective service delivery as a cornerstone of developmental local government. It advocates for innovative service delivery mechanisms, such as public-private partnerships and community-based service provision, to improve access to essential services like water, sanitation, and electricity.

3.24 White Paper on Local Government, 1998

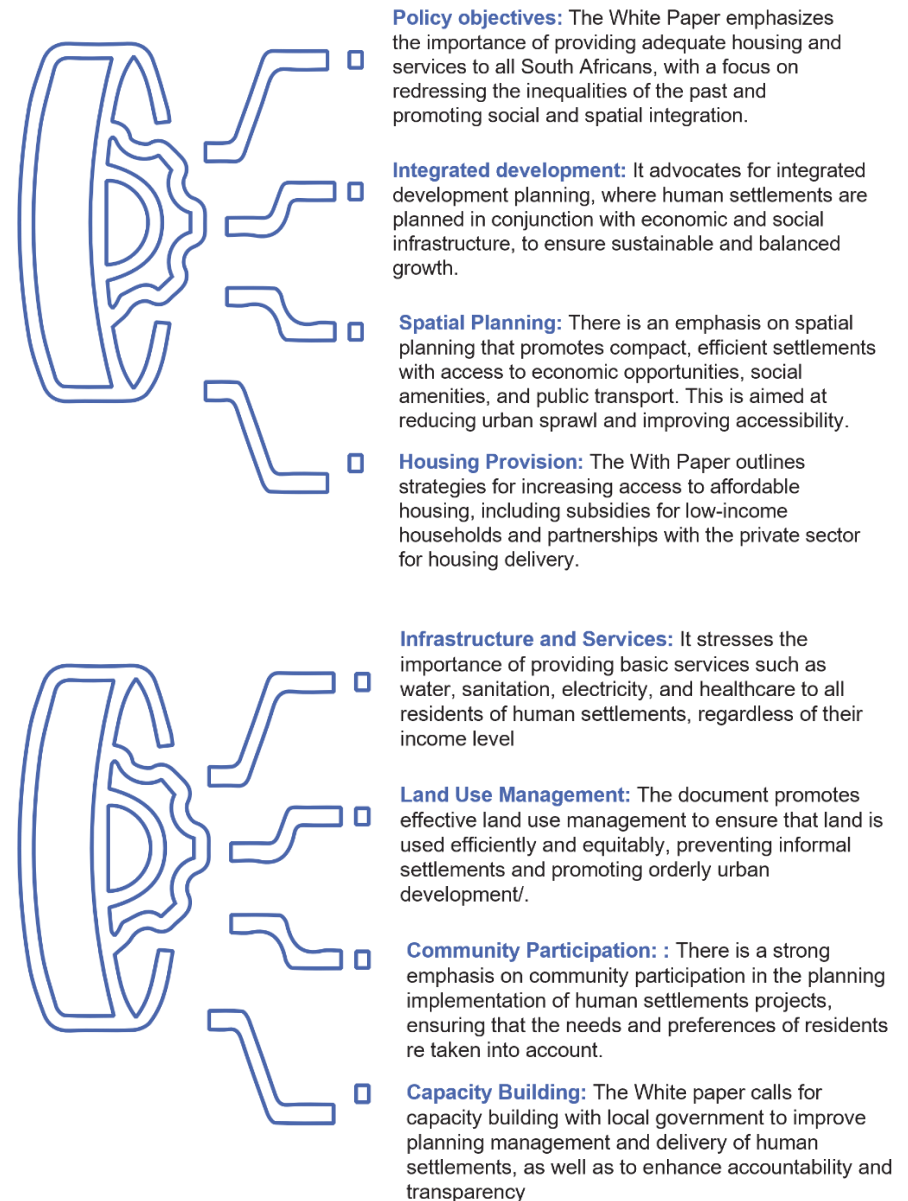
The White Paper on Local Government, 1998 serves as a comprehensive blueprint for transforming local government in South Africa to ensure it aligns with the democratic principles established in the post-apartheid era.

Its core objective is to create a developmental local government system that is accountable, sustainable, and capable of fostering social and economic development.

The White Paper emphasizes the importance of municipalities playing a key role in promoting equitable development and addressing the needs of historically marginalized communities.

The document is aimed at transforming South Africa's local government system to be more inclusive, participatory, and development focused. By fostering local economic growth, ensuring effective service delivery, and enhancing governance structures, the White Paper seeks to create a more equitable and sustainable future for all South Africans.

the Human Settlements section of the White Paper on Local Government 1998 provides a framework for creating sustainable, inclusive, and well-managed human settlements that contribute to the broader goals of social and economic development in South Africa. The following sections are highlighted as the significant sections of the White Paper that focus on Human Settlements:



3.25 Mpumalanga Provincial Spatial Development Framework

The Mpumalanga SDF stipulates that infrastructure investment needs to promote the role and function of rural communities and focus on the development of communities to manage and develop their local economies, become self-sufficient, create livelihoods, add to the economy and reduce their dependency on social grants. The following directives apply to the Strategic Focus Areas noted in the Mpumalanga SDF:

- The concentration of development within development and activity nodes with a regional and sub-regional function viz. **Mbombela (Nelspruit), Emalahleni (eMalahleni), Steve Tshwete (Middelburg), Govan Mbeki (Secunda) and Msukaligwa (Ermelo)**. Restructure these development and activity nodes to accommodate growth.
- The large population concentrations (supported by activity nodes) of **Dr JS Moroka (Siyabuswa), Thembisile Hani (KwaMhlangwa), Bushbuck Ridge (Acornhoek, Bushbuckridge), Nkomazi, Nsikazi within Mbombela and Chief Albert Luthuli** should:
 - ✓ Link with nearby nodes of economic potential by providing efficient transportation and roads infrastructure providing for high mobility of movement;
 - ✓ Integrate economic activities to provide local employment.
- The Secondary activity nodes of **Delmas, Standerton, Bethal, Belfast, Mashishing, Barberton, Komatipoort and Mkhondo** should:
 - ✓ Balance the population with economic activities;

Rural development thus needs to provide for rural population clusters that can support sustainable economic, social and engineering infrastructure, but also be accessible to higher order economic and social services within nearby urban nodes. Road and transportation linkages to urban areas need to be provided and maintained.

All municipalities within Mpumalanga experience huge housing backlogs and issues. The large demand for housing in the province has resulted in the mass development of informal settlements on the periphery of existing towns and on vacant land, adding pressure on the already existing strained bulk engineering and social infrastructure of the province. The timely provision of housing is fundamental to the future sustainability of urban areas and the quality of life of the communities.

Mpumalanga has a total of 346 settlements identified within the three (3) district municipalities. The City of Mbombela, Emalahleni, Msukaligwa, Thembisile Hani and Dr JS Moroka Local Municipalities record the largest number of these informal settlements. However, areas such as Bushbuckridge and JS Moroka Local Municipalities, informal settlements (according to the NUSP definition) were labelled/recorded to be rural settlements/ villages although they are informal in nature. According to the informal settlement database, the level of access to services has been recorded as follows:

- The majority of settlements use self-dug pits sanitation;
- Even though some of the settlements have access to communal taps, they are sometimes inadequate;
- Most of the informal settlements are characterized by dirt roads which are in a poor state, and some areas are clustered closely that only narrow gravel passages are possible.

The provincial housing backlog stands at 225 023 households, whereas Bushbuckridge LM (25 394), Msukaligwa LM (19 661), City of Mbombela LM (30 326), Emalahleni LM (45 180) and Steve Tshwete LM (19 574) have the highest recorded housing backlogs within the province.

3.26 Nkangala District Integrated Development Plan

According to the Nkangala DM IDP, Human Settlements aim to create integrated communities where people can live, work, access services, and participate in cultural and leisure activities. These settlements are intended to be green, landscaped, and pleasant, promoting non-racial and cohesive communities. However, the legacy of apartheid has left many people living far from job opportunities and major services, often in "dormitory" residential areas.

Despite significant government efforts to provide housing, many people still lack basic services. Those who earn too much to qualify for subsidies but too little to afford commercial mortgages struggle to maintain a decent quality of life. The current focus on state-subsidized housing is insufficient to meet the growing demand, raising questions about financial sustainability. Therefore, there is a need to diversify housing strategies, including upgrading informal settlements, increasing rental stock, and improving access to housing in the gap market.

To address these issues, the NDM aims to:

- Facilitate planning and building integrated, coordinated, and holistic human settlements.
- Create communities where people can engage in various aspects of life, ensuring they are pleasant and sustainable.

- Address the diverse needs of urbanized and less urbanized areas within the district with differentiated approaches to formalizing informal settlements.

This approach aims to create inclusive and sustainable human settlements, tackling the challenges posed by past segregation and current socio-economic disparities.

3.27 Nkangala District Spatial Development Framework

The NDM Spatial Development Framework (SDF) is based on the following key principles:

- **Principle 1:** To achieve a sustainable equilibrium between urbanisation, biodiversity conservation, mining, industry, agriculture, forestry, and tourism related activities within the district, by way of effective environmental and land use management.
- **Principle 2:** To establish a functional hierarchy of urban and rural nodes (service centres/agrivillages) in the Nkangala District area; and to ensure equitable and equal access of all communities to social infrastructure and the promotion of local economic development by way of strategically located Thusong Centres (Multi-Purpose Community Centres) (MPCCs) in these nodes.
- **Principle 3:** To functionally link all nodal points (towns and settlements) in the district to one another, and to the surrounding regions, through the establishment and maintenance of a strategic transport network comprising internal and external linkages and focusing on the establishment of Development Corridors.

- **Principle 4:** To incorporate the existing natural environmental, cultural-historic and man-made resources within the Municipality in the development of Tourism Precincts, with specific focus on the Tourism Gateway in the north-eastern parts of the district (Emakhazeni); as well as the northern and north-western mountainous parts of the district
- **Principle 5:** To promote a wide spectrum of extensive commercial farming activities throughout the district, and to establish local fresh produce markets at the main nodal points identified.
- **Principle 6:** To optimally utilise the mining potential in the district without compromising the long-term sustainability of the natural environment.
- **Principle 7:** To concentrate industrial and agro-processing activities at the higher order nodes in the district where industrial infrastructure is available.
- **Principle 8:** To enhance business activities (formal and informal) at each of the identified nodal points in the Nkangala District by incorporating these activities with the Thusong Centres and modal transfer facilities.
- **Principle 9:** To consolidate the urban structure of the district around the nodal points by way of infill development and densification in identified Strategic Development Areas (SDAs) and Upgrading Priority Areas.
- **Principle 10:** To ensure that all communities (urban and rural) have access to at least the minimum levels of service as enshrined in the Constitution.

3.28 Emalahleni Integrated Development Plan

Section 25 of the Municipal Systems Act, 32 of 2000 requires that each municipal council must within a prescribed period after the start of its elected term adopt a single, inclusive and strategic plan, commonly known as Integrated Development Plan (IDP). The IDP must guide and inform all planning, development, budgeting decisions of the municipality. The MSA also requires that each municipality develop a Spatial Development Framework as a core component of the IDP and that provides a spatial representation of the IDP.

Emalahleni Municipality, consisting of large farms, urban settlements, coal mines, and power stations, has a fragmented development pattern due to historical racial segregation. This has resulted in significant physical separation of communities and a substantial housing backlog, estimated at 51,242 units due to continuous migration of job seekers into the area. The municipality has been granted Level 1 Accreditation to carry out housing functions like Beneficiary Administration and Project Planning, aiming to provide sustainable human settlements and improve household life quality.

Objectives and functions.



Functions:

1. Facilitate the provision of mixed development housing
2. Transfer properties owned by the municipality
3. Formalize and upgrade informal settlements
4. Administer housing subsidies and manage rental accommodations for low-income earners

2

Challenges

- Challenges
1. **Informal settlements:** Emalahleni has the largest number of spatially distributed informal settlements in the province, totaling 72.
 2. **Illegal land occupation:** ongoing illegal land occupations contribute to housing issues.
 3. **Protests:** Increased protests for residential land
 4. **Housing backlog:** There is a huge backlog, estimated at 45,000 households
 5. **Slow delivery:** The slow pace of housing delivery and incompetence of contract.
 6. **Bulk services:** Inadequate bulk services in housing development areas
 7. **Serviced land:** Lack of serviced land for the "Gap Market and relocation of informal settlements
 8. **Township establishment:** Incomplete processes in housing development areas
 9. **Community resistance:** resistance from communities earmarked for relocation
 10. **Accreditation Issues:** Failure to achieve Level 2 accreditation due to institutional challenges.
 11. **Outdated plans:** The Housing Development Plan is outdated

3

2. **Upgrading of Informal Settlements Program (UISP):** Projects include Empumelelweni, Hlalanikahle Extensions, and Kwa-Guqa extensions.
3. **Re-blocking/Re-settlement:** Projects in Iraq, Hlalanikahle Sections C and L, Empumelelweni extension 9 and 10.
4. **Title Deeds Issuance:** Various wards.

Strategies for Human Settlements

1. Continue implementation of the IRDP.
2. Accelerate upgrading of informal settlements.
3. Implement resettlement plans with assistance from the Housing Development Agency (HDA).
4. Profile and enumerate informal settlements continuously.
5. Support the Anti-Land Invasion Unit.
6. Formalize backyard dwellings to meet high demand for rental facilities.
7. Convert hostels into family units.
8. Integrate families evicted from farms into formal residential areas.
9. Promote medium to high-density in-fill development for the "Gap Market."
10. Develop social housing within the urban renewal program in the CBD.
11. Identify and develop land for integrated residential development.
12. Establish a reception area to support informal settlement upgrades.

Implementation Strategy

To address the housing backlog, the municipality implements the following programs:

1. **Integrated Residential Development Program (IRDP):** Projects include Siyanqoba Housing Project, Duvha Park Ext 1, and Thubelihle Ext 5.

3.29 Emalahleni spatial development framework

The current Emalahleni Spatial Development Framework identifies the following as the key towns and settlements within the municipality:

- Emalahleni;
- Ogies and Phola;
- Ga-Nala and Thubelihle;
- Rietspruit;
- Van Dyksdrift;
- Wilge; and
- Several smaller mining villages like TNC, Clydesdale and Douglas

Emalahleni is the highest order urban area within the municipality. It broadly comprises five main precincts/ urban clusters, separated due to the apartheid political dispensation and physical constraints. These urban clusters/ areas include:

- Emalahleni Central Business District (CBD) which is the highest order settlement in the Emalahleni municipal area;
- The middle and higher-income residential complex that forms the eastern part of the town;
- Lynnville, Ackerville, Ferrobank and Thusanang residential complex situated approximately 2 kilometres west of eMalahleni CBD;
- The low-income Empumelelweni, Hlalanikahle, Kwa-Guqa residential complex situated approximately 5 kilometres further to the west;
- The middle-income areas of Pine Ridge and Klarinet approximately 5 kilometres to the north of eMalahleni CBD along route R544; and
- KwaMthunzi Vilakazi (Clewer) situated approximately 10 kilometres southwest of Emalahleni.

a) Residential

In accordance with the National Development Plan, priority is given to integrating dispersed settlements (e.g., combining Ga-Nala and Thubelihle) and consolidating fragmented urban areas (e.g., Emalahleni City), rather than expanding into untouched agricultural land. Consequently, housing for mining and power station workers should be integrated into existing nearby towns with diverse economic activities, such as Phola, Wilge, and Emalahleni.

The Spatial Development Framework (SDF) also supports the densification of brownfield sites, including mixed-use developments around identified activity nodes and along corridors. Several Strategic Development Areas (SDAs) have been identified as key sites for residential development in the Emalahleni region over the short to medium term.

The SDF recommends conducting feasibility studies for each SDA to evaluate the extent of developable land and potential undermining issues. Additionally, resolving land claims affecting these SDAs should be a priority.

b) Engineering Services

According to the Mpumalanga Infrastructure Master Plan (MIMP), the primary approach to investment in engineering infrastructure should be:

- Maintaining and preserving existing infrastructure as assets, as part of a broader infrastructure lifecycle strategy.
- Proactively investing in engineering infrastructure to guide land development and unlock the potential of identified Nodes, Corridors, and Strategic Development Areas.

- Strategic Objective 3: To maintain and enhance connectivity between identified activity nodes and surrounding regional towns and activity areas.
- Priority roads include the N4 and N12 freeways, as well as all regional routes within the ELM such as R104, R544, R545, R547, R555, R575, and R580. Many of these routes also function as freight corridors for transporting coal from mines to power stations within the municipality.
- Strategic Objective 4: To build a diverse, efficient, and resilient local economy while optimizing the spatial distribution of conflicting economic sectors.

c) Mining, Energy, and Agriculture

The area south of the N12 freeway hosts a mix of mining activities, power stations, and extensive agricultural use (mainly crop farming). there are several functional agricultural commodity areas within the ELM area, including:

- The northern regions, which encompass the majority of livestock activities such as game, cattle, sheep, and chicken;
- Intensive dryland and irrigated crop farming in the central and southern parts of the ELM.

Agricultural interventions should focus on maximizing production and downstream benefits, tailored to the most appropriate commodity value chains for each of these areas.

The main goal should be to prevent mining from encroaching on high-potential agricultural land and areas of high biodiversity, and to ensure that mining areas are properly rehabilitated, and the land's agricultural value is restored once mineral resources are exhausted.

d) Business Activities

Business and commercial activities should be concentrated around the identified activity nodes.

e) Industrial Development and Manufacturing

Existing industrial and manufacturing activities within the ELM should be strongly supported, including nine major industrial areas mostly located within or near Emalahleni City. It is recommended that new industrial developments be concentrated along the N4 and N12 Development Corridors.

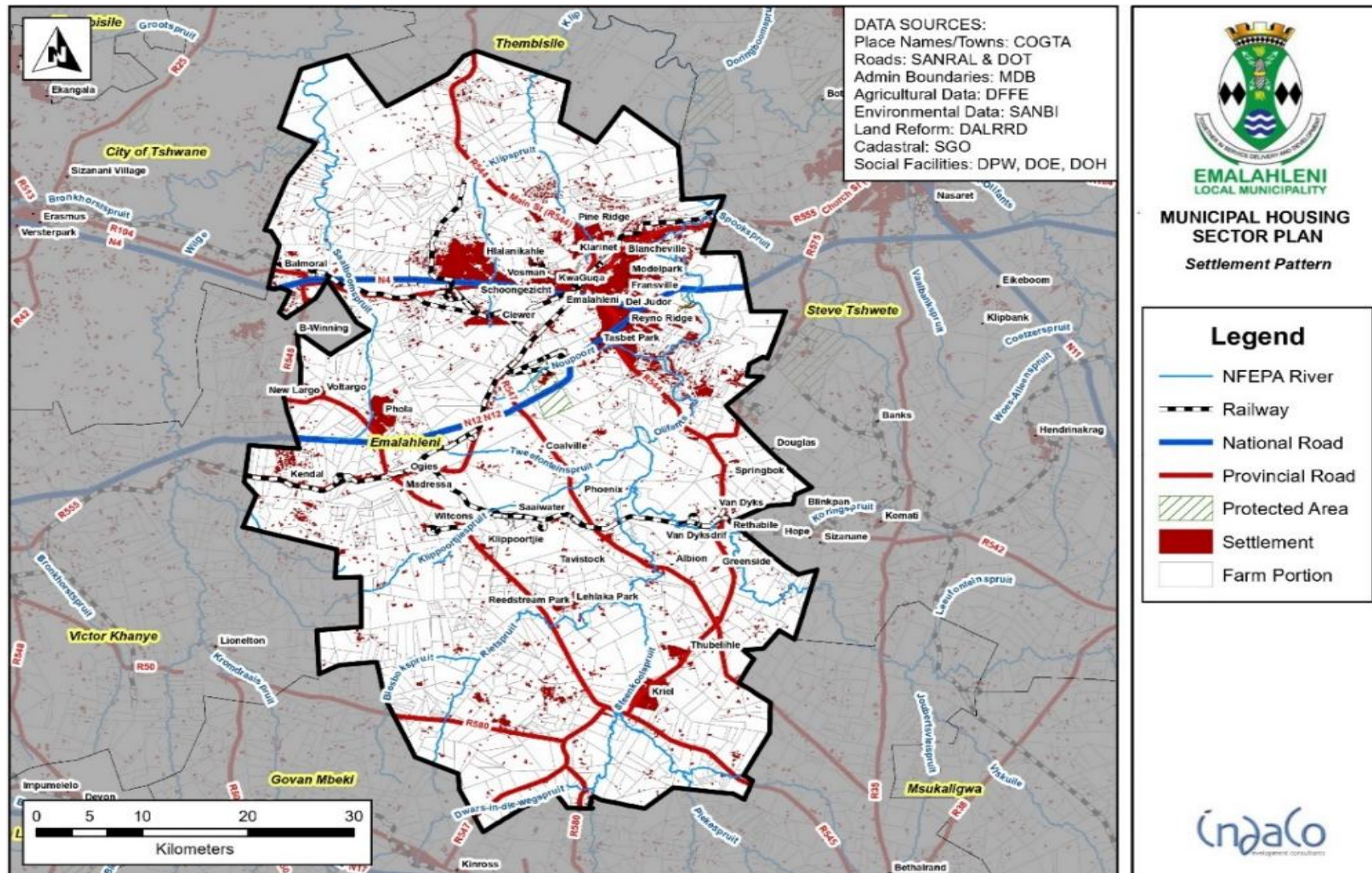
f) Tourism

The following key tourism anchors and corridors are identified in the SDF: Eco/Adventure Tourism: Focus on Ezemvelo Game Park/Reserve, John Cairns Private Nature Reserve, and Emalahleni Dam/Emalahleni Nature Reserve. Heritage Tourism: Protect cultural-historic sites in Emalahleni City and Lynnville-KwaGuqa, potentially integrating them into a regional "Cultural Heartland" initiative. Business Tourism: Develop Emalahleni City's potential with amenities for business and agri-tourism.

Mining Tourism: Explore mining tourism around Rietspruit, offering tours of operational and closed mines. Key routes for enhancing tourism include Route D656, Route R544, and Route N4/N12, connecting to surrounding areas and major destinations.

4. Built environment

This section will give an overview of the physical structures within the municipality such as settlements, movement systems, human settlements, public facilities and engineering services.



Map 4: Settlement patterns

4.1 Settlement patterns

Map 4 shows that the larger settlements are concentrated along major routes such as the R544, N4 and N12 and where mining activities are situated. This means that people want to be located within close proximity to economic opportunities (place of work). Major routes and economic opportunities have resulted in growth of these settlements.

4.2 Settlement hierarchy

The Emalahleni Central Business District (CBD), also known as Emalahleni, is the most important town in the municipality, characterized by its diverse land use, varied functions, and large population.

Ga-Nala and Thubelihle in the far south rank second in importance due to their land use and functionality, despite Ogies and Phola having a larger combined population but less diversity. Several smaller towns in the area, such as Wilge, Rietspruit, and Van Dyksdrift, were originally established for mining and power station purposes.

These towns often lack diverse economic activities. Wilge's residential area is now occupied by private families after the power station's demolition. Rietspruit is a historic mining village with around 1,000 plots, though its mine has closed. Van Dyksdrift has largely been demolished, leaving only a small informal settlement.

4.3 Movement systems

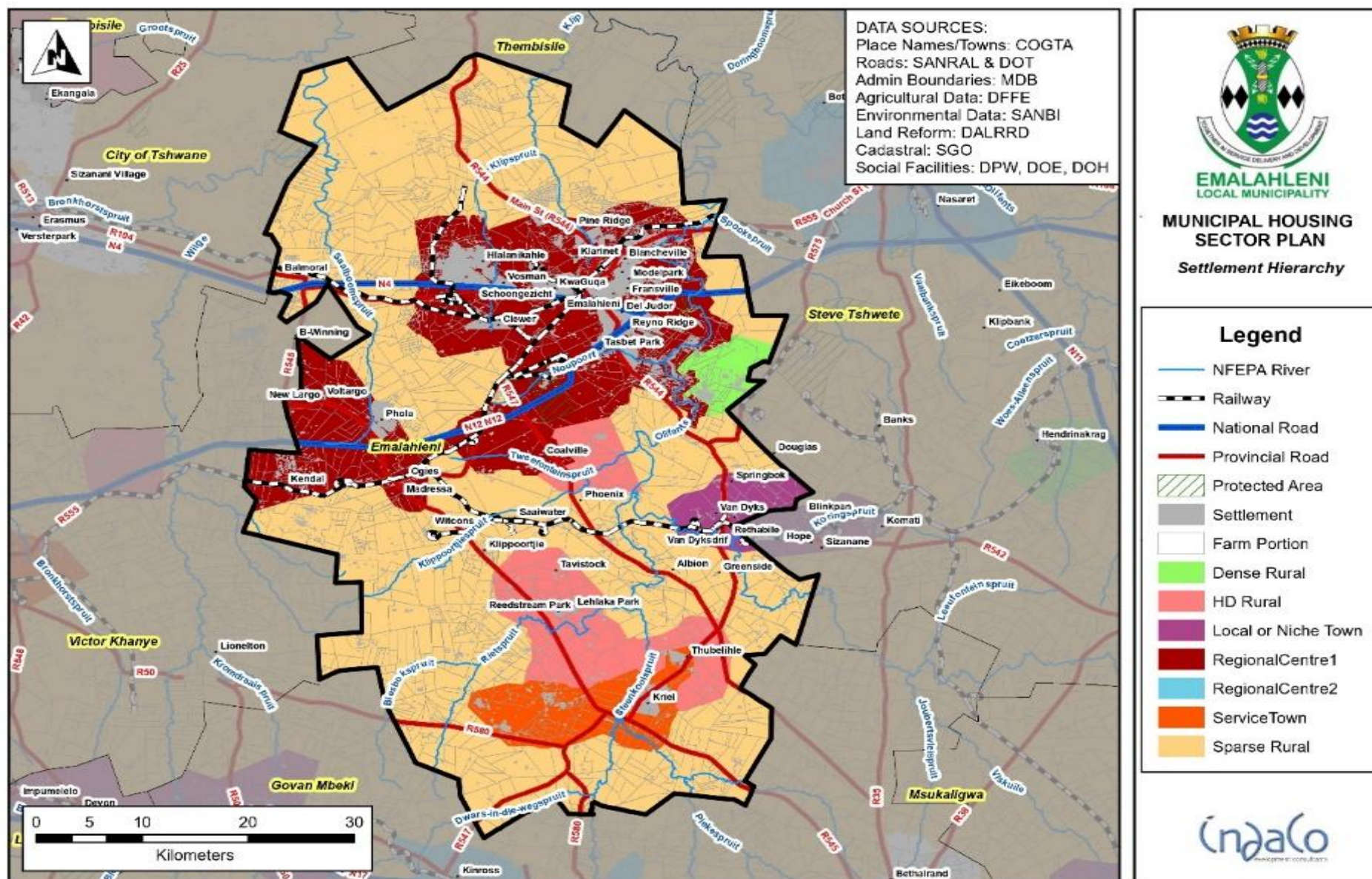
This section unpacks the different movement systems within the municipality such as road network, rail and air.

4.3.1 Road

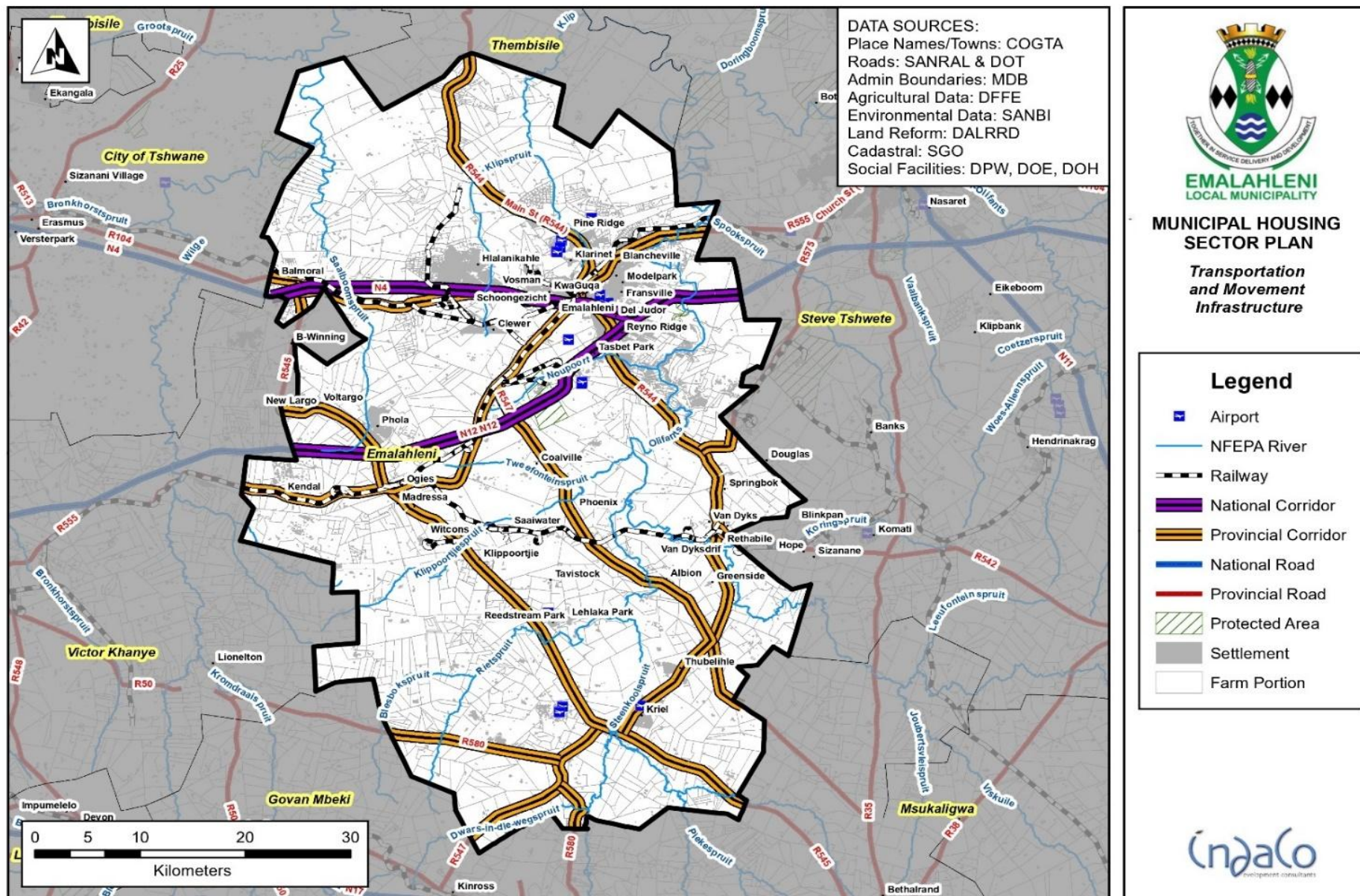
The N4 and the N12 provide access to the City of Tshwane and City of Ekurhuleni which are located in Gauteng and connect the municipality to Mbombela as well as Maputo. The N4 is also known as the Maputo Development Corridor. To the north, the R555 and R573 roads connect Emalahleni to Limpopo, another neighbouring province.

These routes serve as important conduits for transportation and commerce between Emalahleni and areas in northern South Africa. the R544 road runs from north to the south through the central parts of Emalahleni, connecting the municipality with Verena and the Moloto Road in the Thembisile Hani Local Municipality to the north, and to Vandyksdrift and Bethal town further to the south.

The R547 and R545 roads also runs north to south of the municipality. It passes through the N12 and N4 connecting to settlements such as Phola, Ogies, Rietspruit and Ga-Nala. It furthermore connects to N17 on the south which passes through towns such as Bethal, Ermelo and Secunda.



Map 5: Settlement hierarchy



4.3.2 Public transport

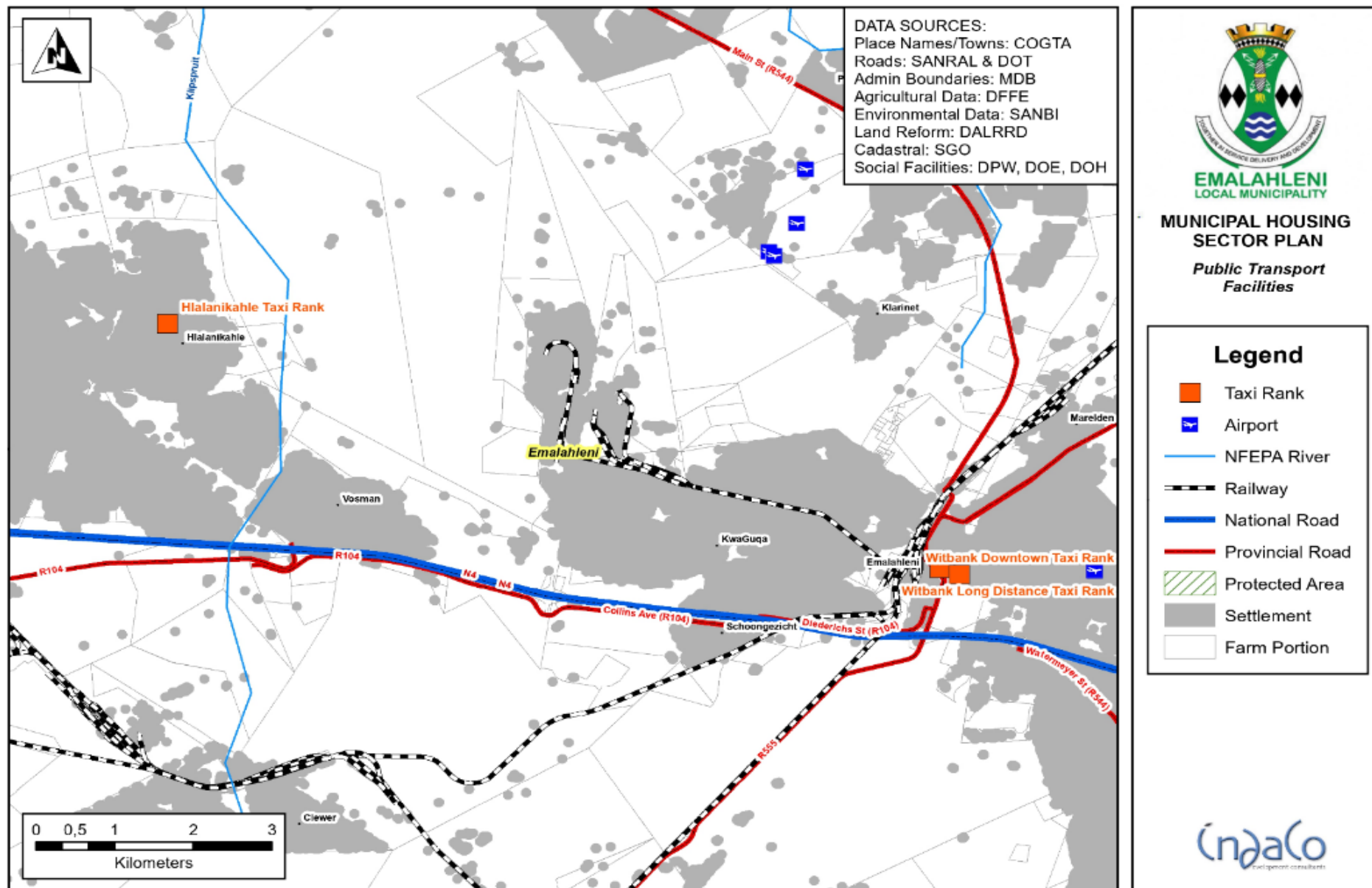
- **Minibus Taxis:** In the Emalahleni Local Municipality, minibus taxis are the primary mode of public transportation. They play a crucial role in connecting the under-served communities of Thubelihle, Phola, Lynnvillie-Ackerville, Kwa-Guqa-Hlalanikahle, and Klarinet-Siyanqoba to the main economic hubs and job centers within the municipality.
- **Taxi Ranks:** The main taxi rank is located in the Emalahleni Central Business District (CBD). Additionally, there is a significant taxi rank at KG Mall in the western area of Kwa-Guqa. Smaller taxi ranks and holding areas can be found in Phola, Ogies, and Ga-Nala. There are also numerous pick-up and drop-off points strategically placed along key local taxi routes throughout the urban areas of the municipality.
- **Bus Services:** Buses are not a prevalent mode of transportation in the area. As noted in the NDM Comprehensive Integrated Transport Plan (CITP) of 2014, there were only six bus routes operating within the municipality.
- **Commuter Rail:** The Passenger Rail Agency of South Africa (PRASA) operates a long-distance train service called Shosholozha Meyl, which runs between Johannesburg and Komatipoort via Nelspruit. This service includes a stop at the Emalahleni station.

4.3.3 Air

There is an airfield within the municipality that is situated in the northern part of Emalahleni and is owned by the municipality. At present, it is with limited activity from small private planes and isn't profitable.

4.3.4 Railway

There are two railways which are important within the municipality. The table below lists them and provide their function to the municipality.



**MUNICIPAL HOUSING
SECTOR PLAN**
*Public Transport
Facilities*



Table 2: Railway function

Route	Function
Pretoria-Emalahleni-Komatipoort (Inter-Provincial Main Line)	Serves manufacturing industries of Emalahleni and Middleburg and transports coal for power stations and industries along the route
Emalahleni-Ogies-Welgedag-Apex (Inter-Provincial Main Line)	Mainly is used for the transportation of coal in Emalahleni/Ogies to some areas in Gauteng, Free State and North West.

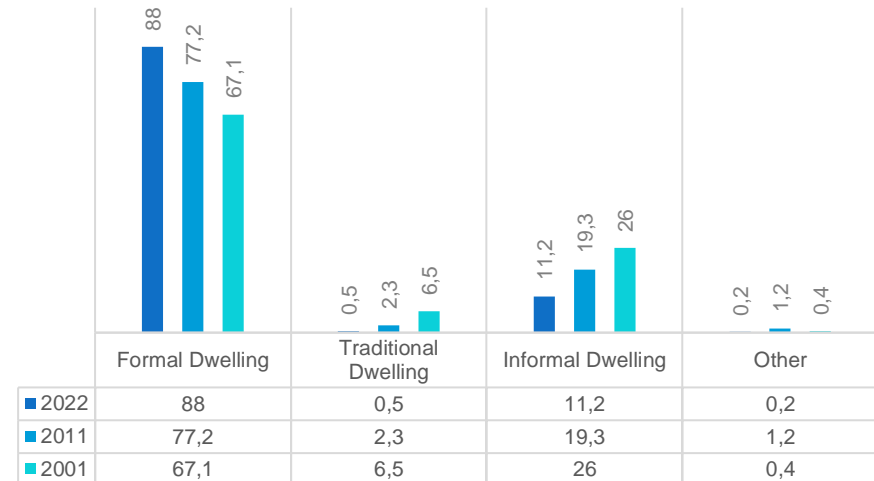
4.4 Housing

4.4.1 Dwelling Types

This section identifies the different types of dwellings within the municipality. There are formal dwellings which is the type of a housing that has a brick-built structure and has access to water, electricity and sanitation.

There are traditional dwellings which includes mud huts and rondavels which have limited access to basic services. Furthermore, there are informal dwellings which include houses that are built from materials such as corrugated iron, plastic sheeting, or wooden poles and may or may not have access to basic services.

According to Stats SA 2022 and Figure 1, 88% of households live in formal dwellings. There has been an increase in formal dwellings from 2011 (77.2%) to 2022. This shows that there has been an improvement in the number of households with formal dwellings.

**Figure 1: Dwelling Type (Source: Census 2022)**

4.4.2 Housing Demand

There are 72 informal settlements in Emalahleni Municipality. 34 097 units within these informal settlements. Area 1, Area 2, Area 3 and Area 4 are situated in the Emalahleni Priority Housing Development Area and Area 5 is located within the Phola-Ogies Priority Housing Development Area. The table below shows areas where these units are located.

Table 3: Areas of informal settlements

Areas	No. of Units
Area 1: Kwa-Guqa-Empumelelweni	12,965 Units
Area 2: Ackerville-Lynnville	10,193 Units
Area 3: Pine Ridge-Klarinet	1,309 Units
Area 4: Spring Valley-Naauwpoort	4,459 Units
Area 5: Phola	2,828 Units
Area 6: Central Mining Belt (southern parts of the ELM)	2,343 Units

(Source: Emalahleni Municipal Spatial Development Framework 2023)

The Emalahleni Housing Waiting List stands at 18 532 units. Emalahleni Municipality has an estimated housing demand of approximately 52 629 units.

Table 4: Housing Backlog Summary

Demand/Backlog Type	No. of Units Required	%
Informal Settlements (approximately 59)	34,097 Units	65%
Housing Needs Register (Waiting List) not Informal Settlements	18,532 Units	35%
Total Demand	52,629 Units	100%

Source: Emalahleni Municipal Spatial Development Framework 2023

The status quo in respect of informal settlements backlog per category according to Emalahleni Housing Development Plan.

Table 5: Status Quo of Informal Settlements

Informal Settlements	Backlog
Total number of households	34,097 Units
No of Informal settlements to be formalised	21
No of Informal settlements to be Relocated	38
Number of Informal Settlements with No Water & Sanitation	16

Source: Emalahleni Municipal Spatial Development Framework 2023

The Emalahleni Integrated Development Plan 2021/22 has identified key challenges in relation to human settlement faced within the municipality that include:

- Lack of supporting economic activities and social services for communities residing in the informal settlements.
- The allocation of houses is insufficient, and there is a slow delivery of new housing fails to effectively address the existing housing backlog.
- Unavailability of land for housing development.
- Unavailability of adequate services like water and sewage in areas earmarked for housing development (e.g.: informal settlements in the process of being formalized).
- Incomplete township establishment processes in areas earmarked for housing development.
- Continuous land invasions/ growing backlog.

4.4.3 Supply Options

While analysing demand aspects, consideration also need to be given to the supply aspects, as these normally do not match. The following are the housing programme, subsidy mechanisms and other instruments which are available to assist in determining and alleviating the demand.

Integrated Residential Development Programme (IRDP)

The Integrated Residential Development Programme (IRDP), as the name suggests, provides a tool to plan and develop integrated settlements that include all the necessary land uses and housing types and price categories to become a truly integrated community.

The Programme in particular provides for planning and developing an integrated project, which provides for housing as well as the social and economic needs of different income categories. It does away with the requirement found in other policy programmes to identify

subsidised housing recipients up front and provides for both subsidised, as well as finance linked housing, social and rental housing, commercial, institutional and other land uses to be developed.

Upgrading of Informal Settlements Programme

The Upgrading of Informal Settlements Programme (UISP) is the Government of South Africa's overarching policy approach to the upgrading of the country's informal settlements. It details the process and procedure for the in situ upgrading of informal settlements as it relates to the provision of grants to a municipality to carry out the upgrading of informal settlements within its jurisdiction in a structured manner.

Gap Housing

Gap housing is defined as subsidies and products provided by government and financial institutions to enable households with a monthly income of between R3 501 and R22 000 to purchase property through the Finance Linked Individual Subsidy Programme (FLISP). There is potential for expanding the number of FLISP-eligible housing projects in Emalahleni, particularly in growth areas like Siyanqoba. Developers and government can work together to ensure that new developments meet the criteria for FLISP and are accessible to the target market.

Community Residential Unit (CRU) Programme

The CRU programme has been renamed Redevelopment of Public Sector Hostels and Rental Housing Stock following the shift of the CRU new built function to the Social Housing Regulatory Authority.

The CRU was previously known as "National Hostel Re-development Programme" and was deemed to be complementary to the proposed "Affordable Housing Programme" and is supposed to run parallel to the National Social Housing Programme but orientated towards the low-income segment of the rental market.

The Programme provides grant funding to provinces and Municipalities for the upgrading, conversion, or complete redevelopment of existing State-owned rental stock including hostels and existing occupied inner city or township buildings already owned or to be taken over by a provincial or municipal government. It is linked to the provision of secure rental tenure arrangements for lower income households.

The programme targets low-income persons and households earning below R3 500.00 per month who are unable to access existing formal private rental options. The household income threshold will be reconsidered on a regular basis by the National Department and under the approval authority of the Minister of Human Settlements.

The Programme will however continue to fund greenfield new build projects and Greenfield infill schemes only where these projects are directly linked to the re-development of public sector hostels or state-owned rental stock where de-densification is required or where the existing buildings are to be demolished and replaced with new rental housing stock.

The Programme will also in extraordinary circumstances fund the redevelopment of existing inner city building that are taken over by Municipalities as an option of last resort.

4.5 Housing Supply: Current Plans

The Emalahleni Local Municipality is actively implementing a range of housing projects, some in partnership with private developers and others led by the Department of Human Settlements. These projects are crucial in addressing the ongoing housing backlog, with a total yield of 24,233 units.

Notable developments include the Highveld Eco Estate and its extensions, which collectively offer 4,490 units, and the Pine Ridge Extensions, with an impressive 4,161 units. Other key projects, such as Thubelihle Extension 6, with 7,725 units, and Phola Extension 6, with 4,131 units, are also underway. These housing initiatives are expected to significantly alleviate the housing shortages in the area, providing much-needed residential space for the growing population.

Table 6: Private Housing Projects in Emalahleni

No	New Housing Project	Approximate No of Units
1	Highveld Eco Estate	950
2	Highveld Eco Estate Extension 1	1787
3	Highveld Eco Estate Extension 2	1753
4	Tasbetpark Extension 26	225
5	Ga-Nala Extension 23	89
6	Pine Ridge Extensions 5	4161
7	Tasbetpark Extension 33:	84
8	Reyno Ridge Extension 28	33
9	Thubelihle Ext 6	7725
10	Blancheville Extension 9:	50
11	Phola Extension 6	4131
12	Reyno Ridge Extension 30	1173
13	Del Judor Extension 39	153

14	Proposed Township Reyno Ridge Ext 29 Portion 29 of Portion 3 and the Remainder of the Farm Spring Valley 327 JS	300
15	Portion 82 of the Farm Naauwpoort 335 JS – Masakhane	502
16	Duvhapark Extension 18 Portion 97 of the Farm Naauwpoort 335	347
17	Bankenveld Extension 17 to 33	662
18	Duvhapark Extension 12, Duvhapark Extension 19, Duvhapark Extension 20 and Duvhapark Extension 21	108
Total Yield		24233

(Source: Emalahleni Housing Project List, September 2024)

The Emalahleni Local Municipality's housing projects not only encompass new developments but also address the formalization of informal settlements. These efforts, driven by both the municipality and the Mpumalanga Department of Human Settlements, aim to provide a total yield of 8,600 stands through formalization and in-situ upgrades.

Key informal settlements include Santa Village (1,227 stands) and Thala & Wells Football Ground (1,050 stands), where relocation is required due to the lack of municipal-owned land. Meanwhile, areas like Mthimunye (666 stands) and Power Mall (395 stands) are undergoing full in-situ upgrades with township establishment in progress. These interventions, along with the larger housing projects, are pivotal in alleviating the housing shortage and ensuring sustainable living conditions for residents in Emalahleni.

Table 7: Public Housing Projects in Emalahleni

Informal Settlements	Property Description	Type	Approximate No. of Stands	Categorisation	Status of formalisation to date
Santa Village	Portions 26 & 29 Driefontein 297-JS	Formalisation	1227	C	Relocation required. No municipal-owned land available.
Spring Valley	Portions 4 & 5 Spring Valley 321-JS	Formalisation	900	B1	Portion of the settlement will be upgraded – Township Establishment in progress
Emswagani	Portion 393 of Erf 11254 Kwa-Guqa X1	Formalisation	60	C	Relocation required. No municipal-owned land available.
Mthimunye	Erf 4134 Hlalanikahle X4	Formalisation	666	A	Full in-situ upgrading. Social Compact Agreement signed between the Municipality and Relevant Informal Settlement stakeholders in September 2024.
Thala & Wells Football Ground	Erf 793 Tushanang X4 & Ptn 122 Emalahleni 307-JS	Formalisation	1050	C	Relocation required. No municipal-owned land available.
Emthofi	Erf 8117 Kwa-Guqa X17	Formalisation	90	B1	In-situ upgrading - Full In-situ upgrading – Township Establishment in progress
TBC	Erf 6655 Kwa-Guqa X10	Formalisation	68	A	Full In-situ upgrading – Township Establishment in progress
Power Mall	Re/1521 Hlalanikahle X2	Formalisation	395	A	Full In-situ upgrading – Township Establishment in progress
Nooitgedacht 300 JS	Re/5, Ptn 16 & Ptn 68-74 Nooitgedacht 300-JS	Greenfields	1800	N/A	Township Establishment in progress
Nooitgedacht 89-91	Ptn 89 – 91 Nooitgedacht 300-JS	Greenfields	500	N/A	Township Establishment in progress
Kwa-Guga 12	Erf 12 Kwa-Guqa X2	Greenfields	64	N/A	Township Establishment in progress
Waya-Waya	Re/Wildebeestfontein 327-JS	Formalisation	1700	B1/B2	In-situ upgrading - Full In-situ upgrading – Township Establishment in progress
Enkanini	Erf 2597 Phola X 1	Formalisation	80	B1	In-situ upgrading - Full In-situ upgrading – Township Establishment in progress
Total Yield			8600		

The Emalahleni Local Municipality faces a significant housing shortage, with an estimated need for **52,629 units**. Current plans, including new housing developments and informal settlement formalization projects, aim to deliver **41,433 units**. While this represents a substantial effort to address the backlog, it still leaves a shortfall of approximately 11,196 units.

This gap highlights the need for additional strategies and resources to fully meet the housing demand. Although the existing plans will make a considerable impact, further initiatives are necessary to bridge the remaining deficit and ensure adequate housing for all residents.

4.6 Informal Settlements Upgrading

One of the South African Government's greatest challenges stems from the fact that informal settlements continue to grow faster than the rate of low-income housing delivery.

As a response to this challenge, the National Upgrading Support Programme (NUSP) was created by the National Department of Human Settlements (NDHS) to provide assistance to provinces and municipalities in their efforts to upgrade informal settlements. As a result, the NUSP has developed the following upgrading process (refer to figure 2 below) which Emalahleni Municipality used in developing 25 Informal Settlements Upgrading Plans:-

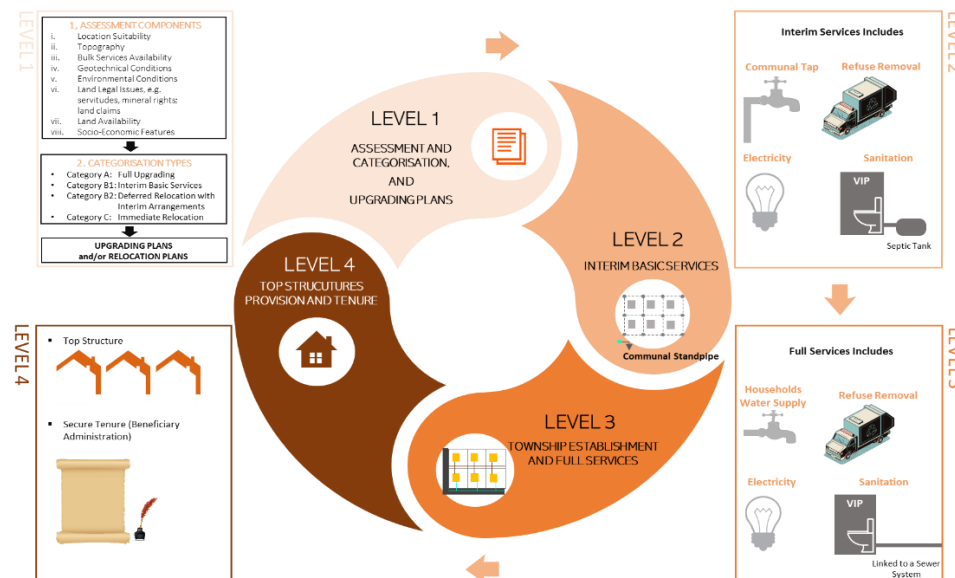


Figure 2: Informal Settlements Upgrading Process
(Source: Mpumalanga Integrated Human Settlements Master Plan, 2020)

The informal settlements upgrading process categorises the informal settlements in the following manner:-

- Category A: Full in-situ upgrading
- Category B1: Upgrading with provision of Interim Services
- Category B2: Deferred relocations with Interim Services Arrangements
- Category C: Immediate Relocation

The Mpumalanga Department of Human Settlements together the Housing Development Agency has since 2016 to 2023 developed 25 Informal Settlements Upgrading Plans which will be implemented incrementally by both the Mpumalanga Department of Human Settlements and the Emalahleni Local Municipality.

The Emalahleni Informal Settlements Strategy, 2016 records that the Municipality has a total of 72 informal settlements. To date the Municipality has managed to Categorise all 72 Informal Settlements with only 25 Informal Settlements having completed and adopted Informal Settlements Upgrading Plans. The 25 informal settlements are at various stages of upgrading varying from Township Establishment Phase and Installation of Engineering Services.

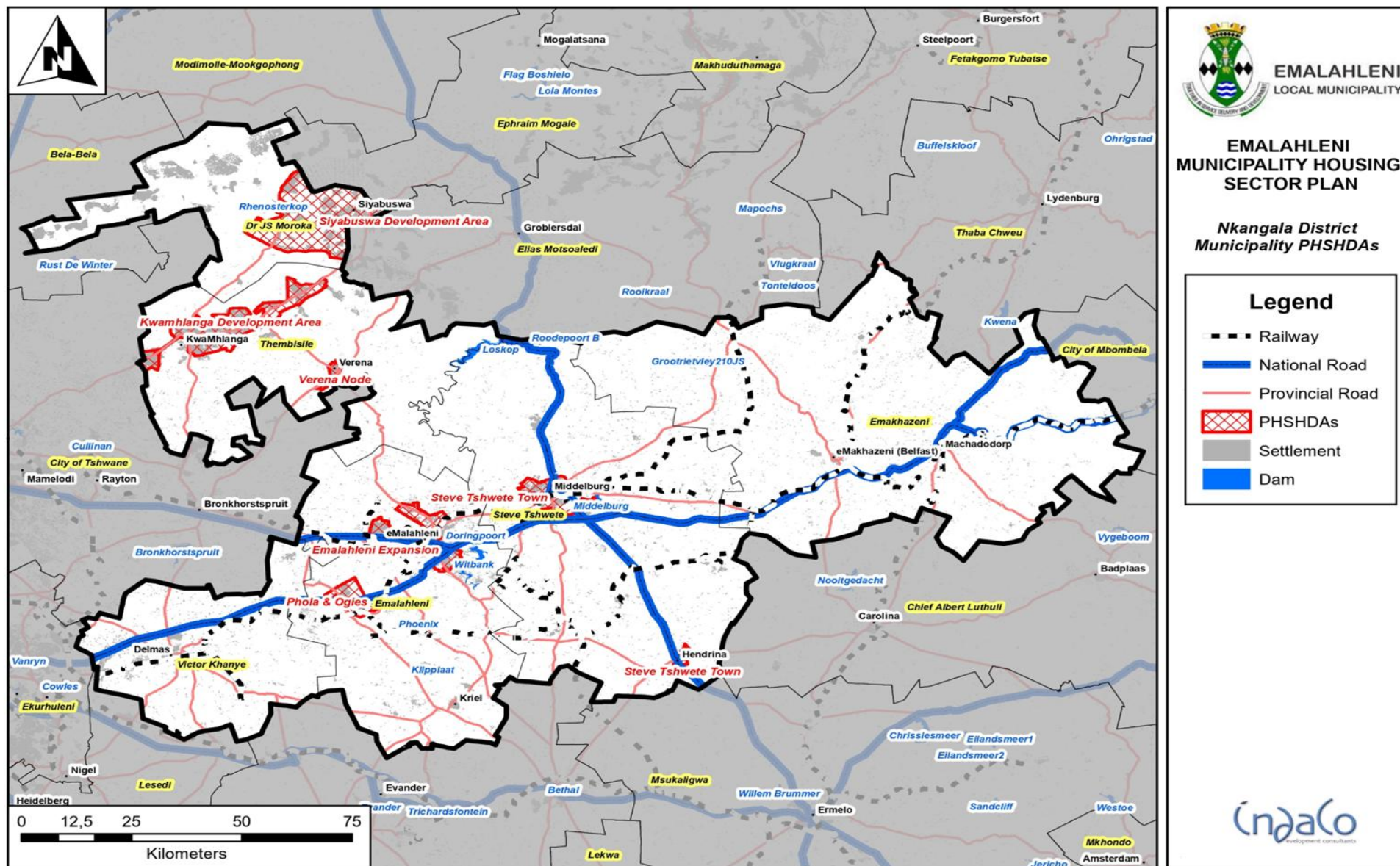
4.7 Priority Human Settlements Development Areas

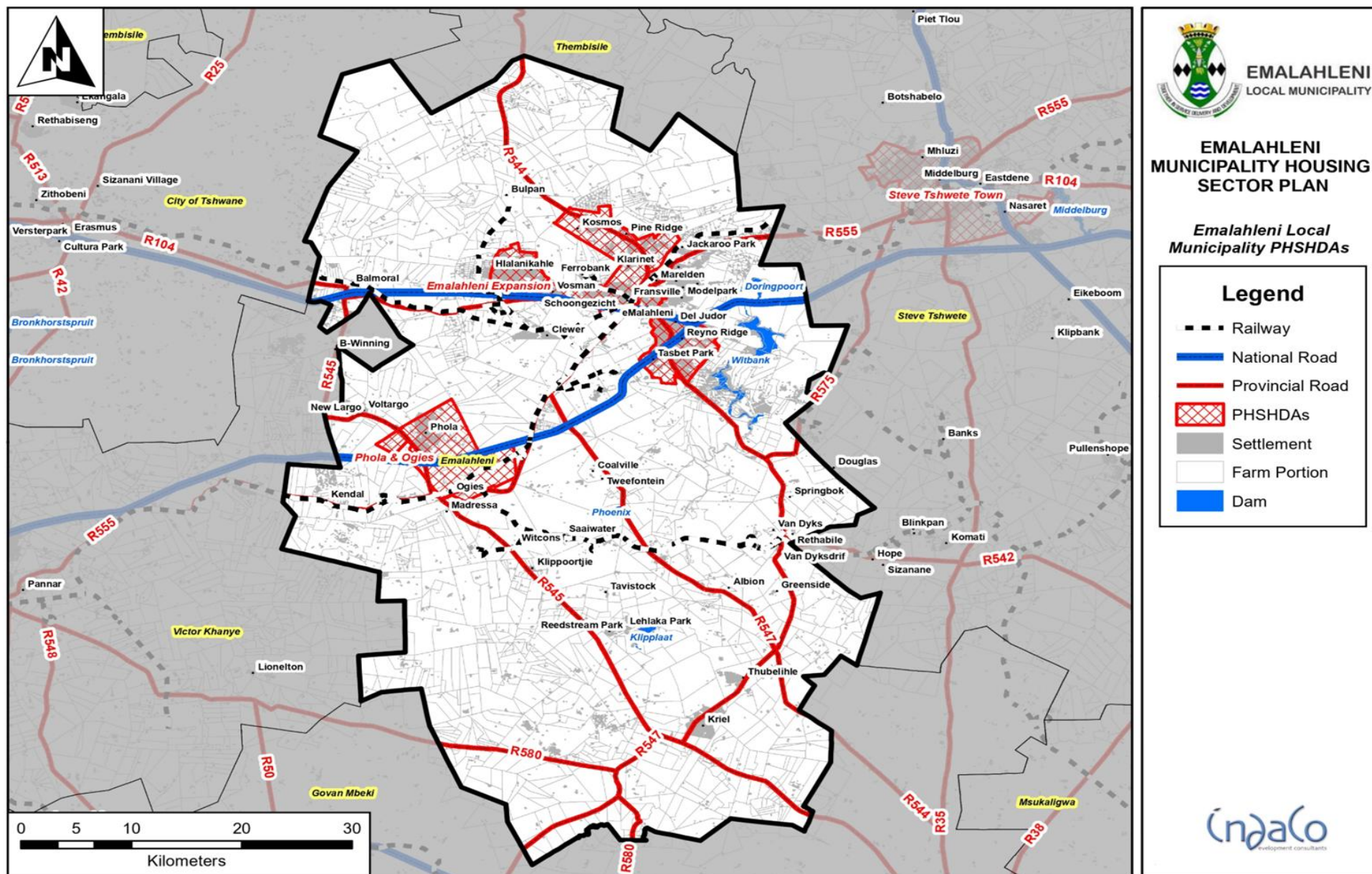
The National Department of Human Settlements identified a total of sixteen (16) PHSDA's within the boundaries of Mpumalanga Province through a broad assessment of spatial analysis of the local municipal economies, housing needs, opportunity and growth informed by Spatial Development Frameworks (SDFs) and Integrated Development Plans (IDPs) of the affected municipalities.

The proposed 16 PHSDA's were identified as per Chapter 3, Section 13(2) of the Housing Development Agency Regulations, 2008 which calls for an Imminent Declaration of Priority Housing Development Areas in the Country as sites/ spaces for: -

- Development of new post-apartheid cities & urban forms;
- Accelerated release of State-owned land and acquisition of suitable land or human settlements; and
- Mixed use, high density and multiple typology housing and human settlement development.

Emalahleni Local Municipality is one of the Municipalities with declared PHSDA's namely the Emalahleni Expansion and Phola & Ogies areas. Both PHSDA's have completed and adopted Development Plans by the Municipal Council.





Map 7: Emalahleni LM PSHDAs

4.8 Proposed Development Consideration for Effective Housing Development

In addressing the dynamic needs of Emalahleni, the following proposed development considerations for effective housing development, as outlined in the Spatial Development Framework (SDF), represent a pivotal step towards enhancing the quality of life for its residents. As the region undergoes rapid urbanization and population growth, the SDF provides a comprehensive blueprint for strategic housing proposals that aim to ensure sustainable and inclusive community expansion.

4.8.1 Emalahleni Residential Development

Area R1: This area is designated for the expansion of Hlalanikahle and Empumelelweni to upgrade existing informal settlements and create additional housing opportunities for new residents. It covers a total area of 1,133 hectares. There are currently 26 housing projects planned or underway here:

Projects 1-11: These are in the early planning stages (Feasibility and Township Establishment). Projects 1-7 are expected to yield around 3,575 units, while the potential yields for Projects 8-11 are still to be confirmed.

Projects 12-21: These ten projects are at an advanced stage, with Township Establishment either pending or completed, and the installation of engineering services expected soon. They account for 6,398 erven.

Projects 22-26: These are nearing completion, with Top Structures and Tenure Upgrading to follow, totaling 3,857 erven.

In total, these 25 projects are expected to deliver about 13,830 units, addressing part of the existing backlog of 23,158 units. The land in the far west, about 630 hectares, is designated to help cover the remaining deficit of 9,328 units.

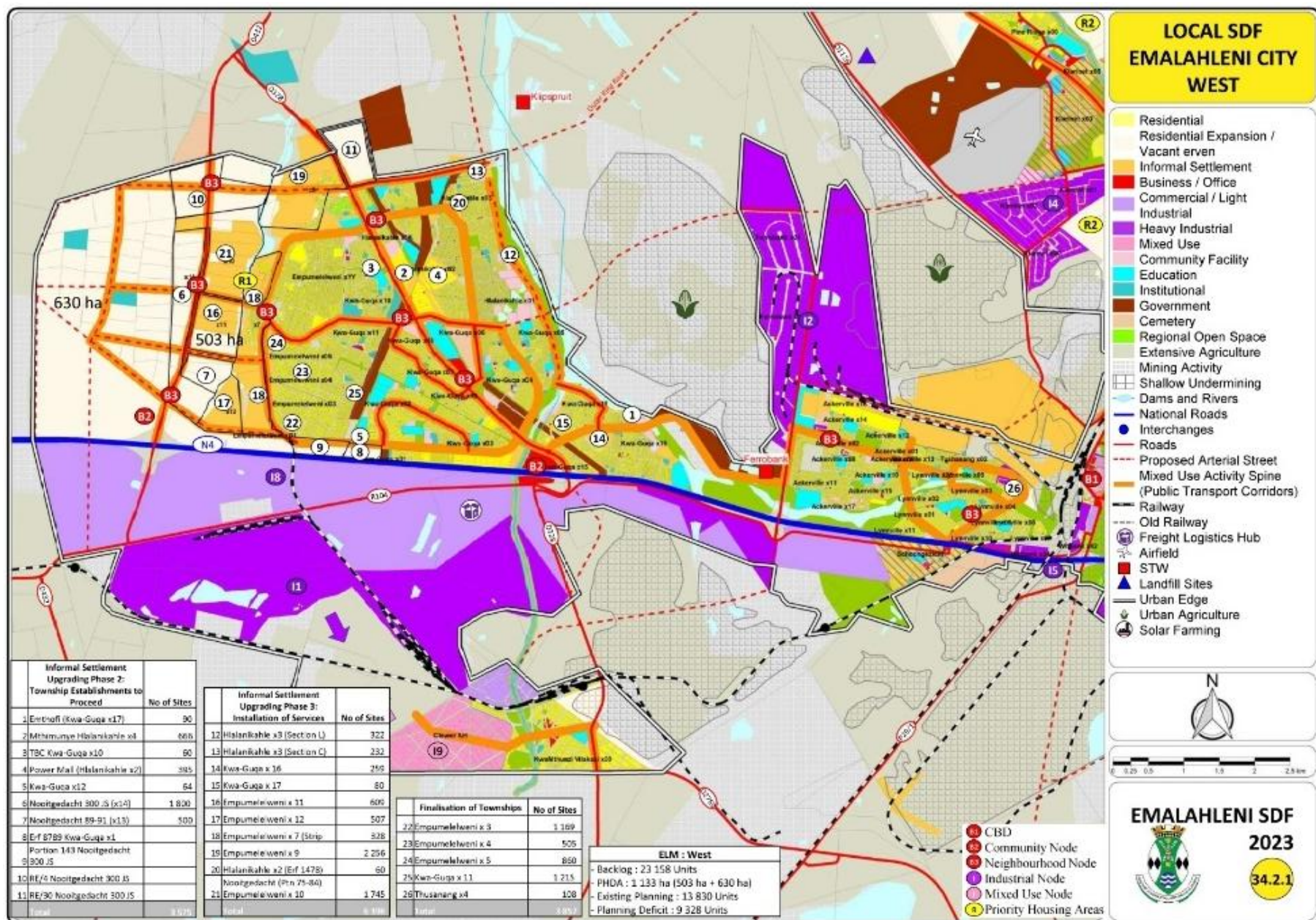
Area R2: This area includes all vacant erven in Siyanqoba and the existing vacant Klarinet extensions, as well as planned expansions of these townships to the north, north-east, and south. It consists of approximately 4,271 vacant stands in Siyanqoba and 3,798 in Klarinet. Klarinet X1 is being developed to accommodate 330 units, mainly replacing the existing informal settlement. The area also includes around 2,300 hectares of land available for future residential use.

Area R3: This area covers the north-eastern expansion of the town south of the railway line, including 100 hectares of vacant land and several residential extensions like Jackaroo Park, Hoëveldpark, and Lahleni Lakes Estate in the far east.

Area R4: Spanning 483 hectares, this area is centered around the N4-Mandela Drive Access Interchange and includes townships such as Corridor Hill (designated as a Restructuring Zone for Social Housing), Model Park, and Ben Fleur X2.

Area R5: This priority residential area covers the south-eastern extents of the town, including the Duvhapark and Spring Valley areas, with 785 hectares of vacant land. It includes Project Number 1 in Spring Valley, which consists of 900 sites.

Area R6: Covering about 785 hectares, this area includes the new Naauwpoort residential township, which will feature 1,211 residential erven intended to accommodate residents from the existing informal settlement in the area.



Source: Emalahleni Spatial Development Framework, 2023

4.8.2 Ogies and Phola Residential Development

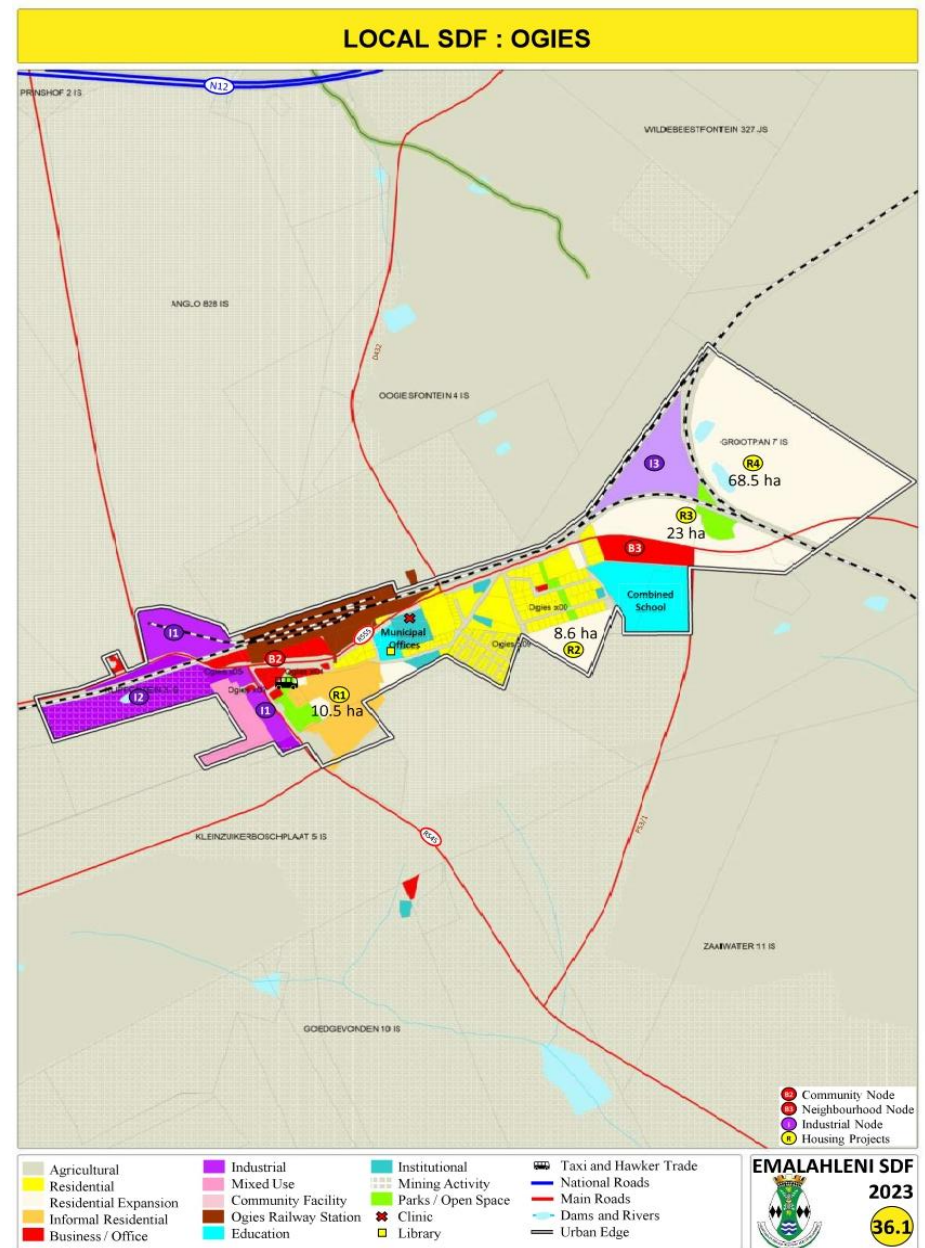
Urban growth in Ogies is constrained by shallow undermining and current or future surface mining, which limits the options in terms of future expansion. Hence, the only two areas to be considered for residential development in the short-term are area R1 (10,5 ha) which accommodates the existing informal settlement of Ogies and area R2 (8,6 ha) to the south of Ogies X00. In the medium- to longer-term, Area R3 (23 ha) and R4 (68,5 ha) further to the east can be considered for future residential use. (These areas are part of the township layout which also includes areas B3 and I3).

Density Guidelines:

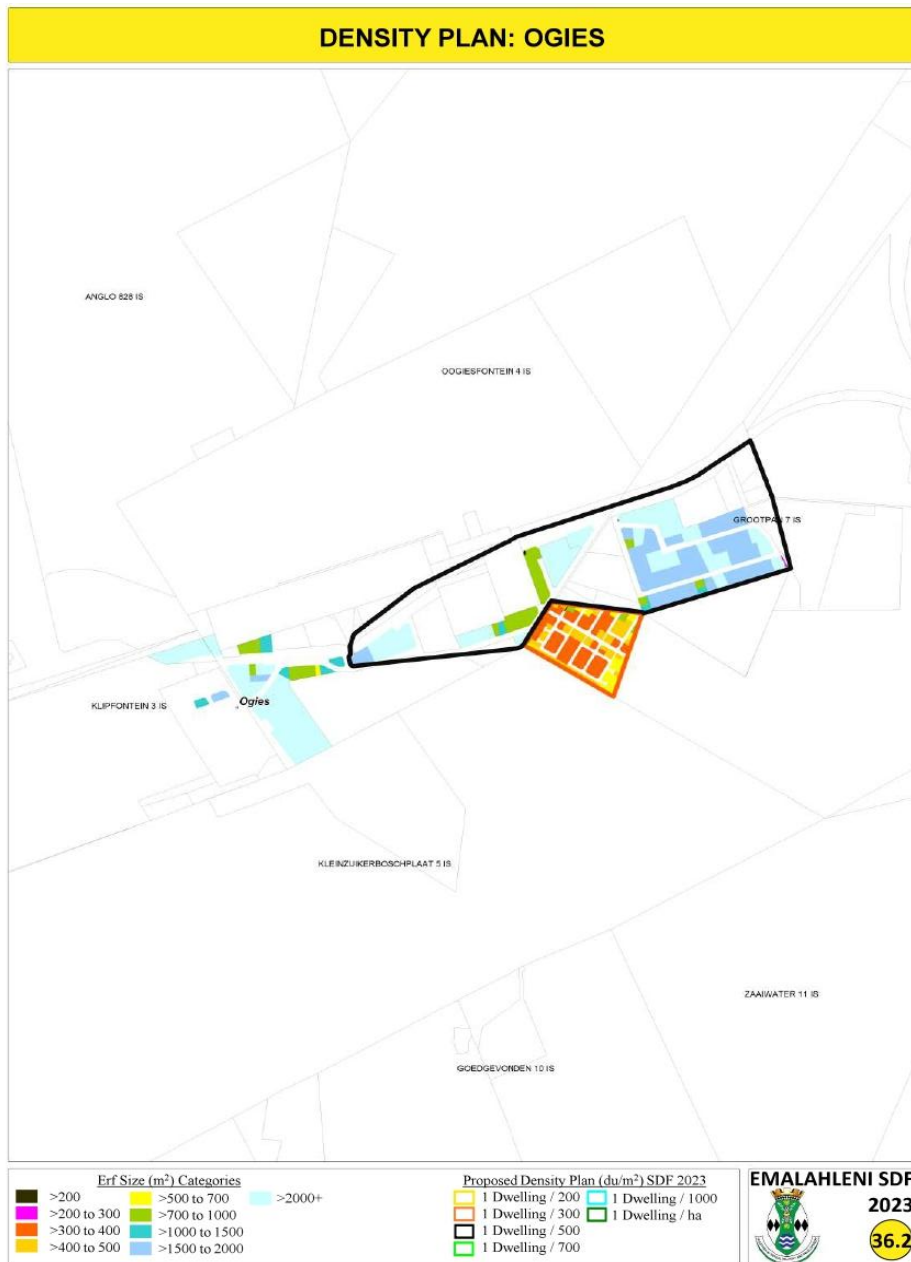
Ogies X09 may be developed up to a density of 1 unit per 300 square meters erf, while other residential areas may be developed up to 1 unit per 500 square meters erf.

Project R1: The existing informal settlement in Area R1 to the east is being formalized (Phola X7), accommodating approximately 1,700 units.

Project R2: This central project involves formalizing an existing informal settlement in Phola X1, comprising around 80 erven.



Source: Emalahleni Spatial Development Framework, 2023



Source: Emalahleni Spatial Development Framework, 2023

Project R3: Located on Erf 1041 and 1057, this project will formalize 271 units through subdivision.

Project R4: Situated on the farm Wildebeestfontein to the north, this project (Iraq) includes 4,401 erven.

Although the floodplain of a Saalklap Spruit tributary runs to the west of the town, the only viable options for Phola's medium- to long-term expansion are to the west and northwest (Area R5: 128 ha). The four projects together address 6,452 units, which is sufficient to cover the existing backlog of 2,828 units, with a surplus of 3,624 units to meet the projected demand of 2,120 units up to 2030.

Density Guidelines:

The proposed density threshold for Phola is 1 unit per 300 square meters erf.

4.8.3 Ga-Nala and Thubelihle Residential Development

The Thubelihle X5 township, consisting of 633 erven, is already well-established and occupied. Current plans involve expanding Thubelihle with Extensions 7 to 10 to the north and south, which will add approximately 8,000 new residential units. There are also plans for future residential expansion of Ga-Nala northward towards Thubelihle via Ga-Nala X23 and X24 (R3), situated along route R547.

Long-term expansion could see Ga-Nala extending south towards road R545 (R4), but it's important to note that large portions of this area have historically been designated for mining. In summary, the 633 erven in Thubelihle X5 and the 8,000 residential units planned for Thubelihle X7 – X10 meet the projected demand of 8,014 units up to 2050. Additionally, 113 ha in area R3 and 267 ha in area R4 are available for future development.

Density Guidelines:

The proposed density guidelines indicate that Thubelihle and the southwestern and south-eastern areas of Ga-Nala can be developed up to 1 dwelling per 300 square meters, while Ga-Nala Town (excluding the CBD area) can be developed up to 1 unit per 500 square meters erf.

4.8.4 Rietspruit Residential Development

Since the decline of mining activities in the surrounding area, there is no supporting economic base in Rietspruit. It is thus proposed that no future expansion of the urban footprint be allowed or encouraged, supported by the Urban Development Boundary.

4.9 Public facilities

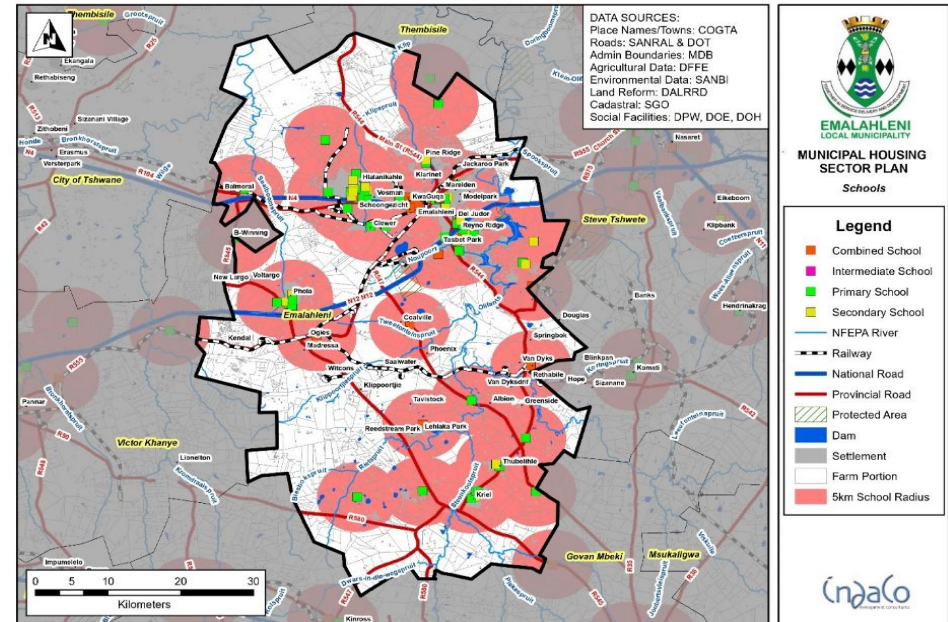
4.9.1 Community Facilities Educational Facilities

Most community facilities are concentrated around Emalahleni CBD (Emalahleni), including areas like Lynnvill, Klarinet, Kwa-Guqa, and Hlahlanikahle. Smaller clusters of these facilities can be found in Phola, Ogies, Ga-Nala, and Thubelihle. However, there are no community facilities available in Empumelelweni and Sinqobile.

There are 12 libraries in the municipality. The main library is located in the CBD while other libraries are located in Klipfontein, Kwa Guqa, Lynville, Hlahlanikahle, Klarinet,, Pine Ridge, Ga-Nala , Thubelihle, Rietspruit, Wilge , Ogies and Phola.

The municipality has 34 pre-schools, 27 primary schools, 20 secondary schools, 16 combined schools, and roughly 5 tertiary

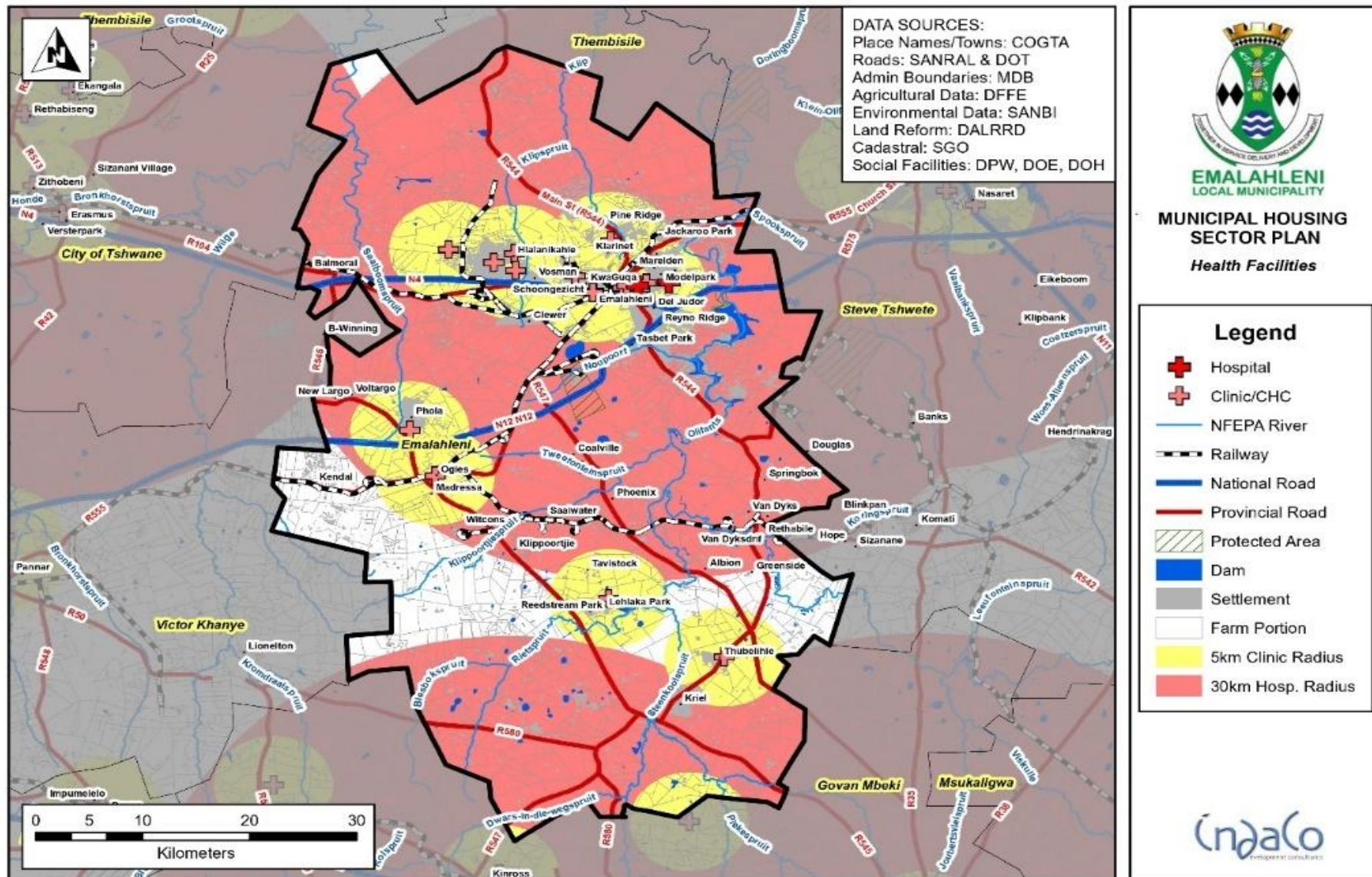
education facilities. Map 8 shows that most educational institutions are located in the major towns, with a few combined schools also catering to the rural regions.



Map 8: Educational facilities

4.9.2 Police stations and health care facilities

There are five police stations within the municipal area, located at Emalahleni CBD, Phola, Kwa-Guqa, Ga-Nala and Ogies as illustrated in Map 9. The municipality also has six hospitals located in Emalahleni and Lynnvill. Additionally, there are 17 fixed clinics and two mobile clinics. Map 10 below shows that most towns within the municipality are within a radius of 30km from a hospital.



Map 10: Health care facilities

4.10 Engineering Services

In 2022, 66.3% of households in Emalahleni had access to piped water inside their homes, marking an 11.4% increase since 2011. Despite this improvement, there has been a 6.2% rise in households without piped water. The primary water source for the municipality is the Olifants River, which provides about 70% of the municipal water capacity. However, underground water resources remain untapped due to acid mine drainage from underground coal mining.

The Emalahleni Water Purification Works, a Class B facility, uses water from the Emalahleni Dam and has a designed capacity of 75 megaliters per day (MI/d), but is currently processing 80-90 MI/d. The Ga-Nala Water Purification Works, a Class C plant, sources water from the Usuthu water supply scheme and operates at 6.7 MI/d, although it has a capacity of 15 MI/d.

The Rietspruit Water Purification Works, also a Class C plant, draws from the Rietspruit Dam and operates at 3.5 MI/d, below its designed capacity of 4 MI/d. Sanitation remains a critical issue, with 78.5% of households having access to flush toilets, while 18% still rely on pit toilets. Efforts to improve sanitation are needed. Refuse removal services cover 68.1% of households with weekly collection, with plans to expand communal disposal sites to underserved areas. The Emalahleni Local Municipality manages electricity distribution within eMalahleni City, Ga-Nala, Thubelihle, Ogies, Phola, and Rietspruit, while other areas receive electricity from Eskom.

4.10.1 Bulk Infrastructure Assessment

i. Water

The Emalahleni Local Municipality relies heavily on mining, which demands a substantial amount of reliable and consistent water

infrastructure. However, the municipality often struggles with water shortages, largely driven by the growing demand from mining operations. As outlined in the Integrated Development Plan, most of the the municipality's water—over 70%—comes from the Olifants River. The municipality is situated in the Upper Olifants River catchment, spanning an area of approximately 3,540 km².

This region is primarily used for mining and energy production, which not only requires significant water resources but also raises concerns about water quality. The municipality operates three water schemes namely:

- Emalahleni Water Treatment Works
- Ga-Nala Water Treatment Works
- Rietspruit Water Treatment Works

ii. Sanitation

The Emalahleni Local Municipality operates eight wastewater treatment works (WWTW) within its jurisdiction namely:

- Nauupoort WWTW
- Riverview WWTW
- Klipspruit WWTW
- Ferrobank WWTW
- Ga-Nala WWTW
- Phola WWTW
- Rietspruit WWTW
- Thubelihle WWTW

iii. Electricity

The Emalahleni Municipality is licensed to issue electricity to all connection points except for the mines. This license is issued by the National Energy Regulator of South Africa (NERSA). The electrical department is responsible for provision of electricity also ensuring public lighting and other energy services that satisfy our customers and community whilst maintaining sound business principles. Plan, construct and maintain an integrated network system which supplies electricity to the consumers. There are three Eskom intake substations providing electricity to Emalahleni City and surrounds, namely:

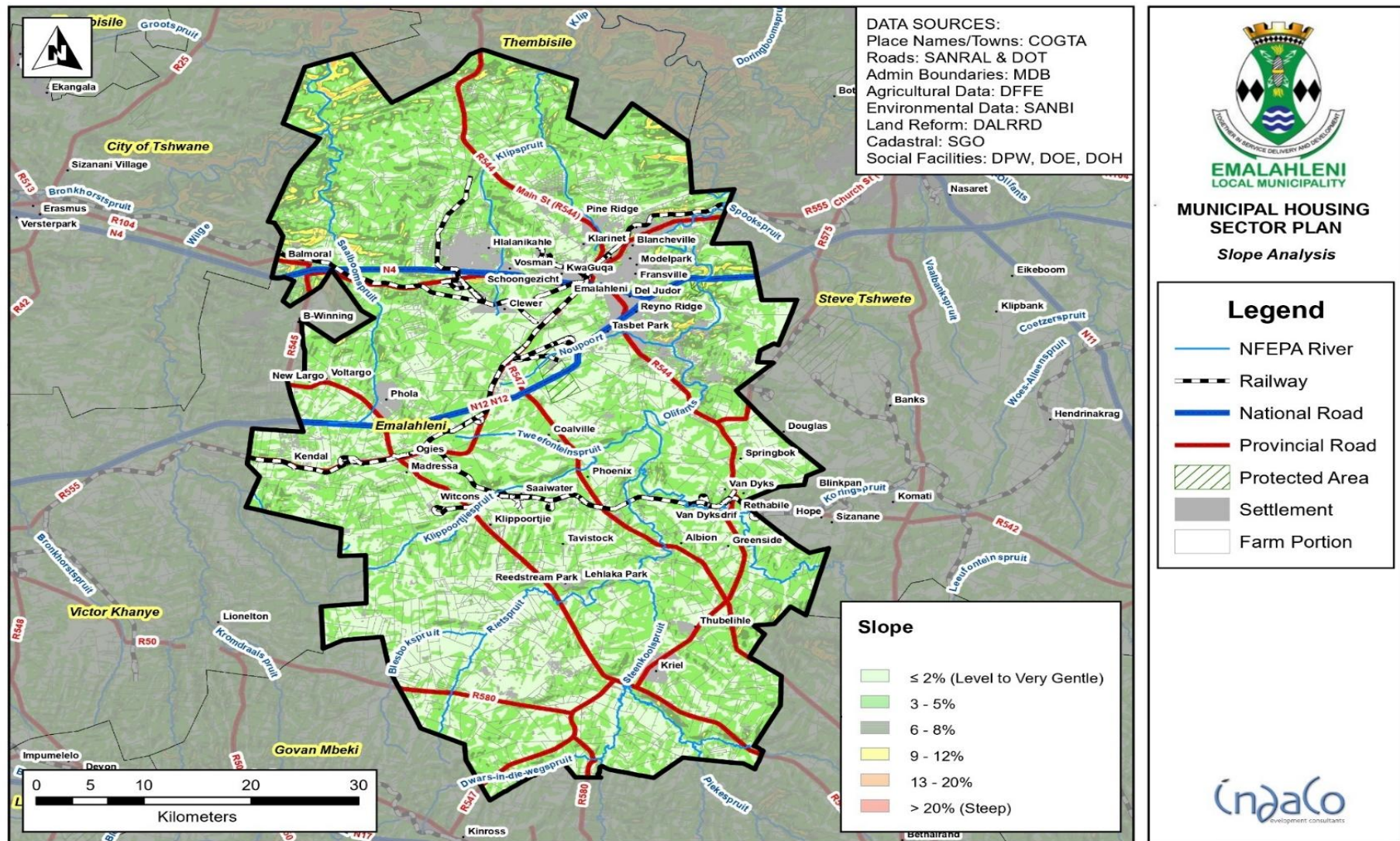
- Kwa-Guqa Substation. This substation has a 40 MVA capacity with a winter load of 18 MVA. It provides services to Kwa-Mthunzi Vilakazi and all the extensions of Kwa-Guqa, mainly to households.
- Buffer Substation. This substation has a 60 MVA capacity with a winter load of approximately 53 MVA, indicating that the substation has reached capacity. The service area includes Ackerville, Lynnville, Schoongezicht and Thusanang, Ferrobank and Klarinet industrial areas and the eMalahleni CBD. Seventy percent of service provision is to households.
- Doornpoort Substation. The substation has a 20 MVA capacity with an average winter load of 35 MVA, indicating that the substation is overloaded by far. The service area includes the eastern suburbs of Blanchville, Modelpark, Highveldpark, Die Heuwel, Del Judor, Tasbet Park, Ben Fleur and Reyno Ridge and 95% of provision is to households.

iv. Solid waste management

The municipality has three licensed landfill sites: Leeuwpoort, Ga-Nala, and Phola. There are no unlicensed landfill sites. All three sites have additional capacity to accommodate more waste. There is a need for permitted communal disposal sites, particularly to serve areas not covered by the Council.

5. Biophysical environment

This section will outline the natural structure of the municipality



5.1 Slope

The topography of the Emalahleni Local Municipality, characterized by an undulating landscape with slopes between 3-5%, presents significant implications for the provision of housing. The gentle slopes in most parts of the municipality may lead to drainage challenges for new housing developments, especially during heavy rains, which could result in flooding or waterlogging. This requires careful planning and the implementation of effective stormwater management systems to prevent damage to homes and infrastructure.

Steeper slopes, particularly along rivers such as Saalboomspruit, the Olifants River, and in the northern parts of the municipality, pose even greater risks. These areas are more prone to erosion and may require specialized construction techniques or even restrictions on development to ensure safety and sustainability. Housing developments near these steeper slopes may need additional investment in slope stabilization, drainage systems, and environmental protection measures to mitigate these risks.

Overall, the topography necessitates more thoughtful site selection and engineering solutions, potentially increasing the cost and complexity of housing projects. It could also limit the amount of land available for development, further exacerbating the housing backlog in the municipality. Proper planning and the integration of environmental assessments will be crucial in overcoming these challenges and ensuring that housing is both sustainable and safe for residents.

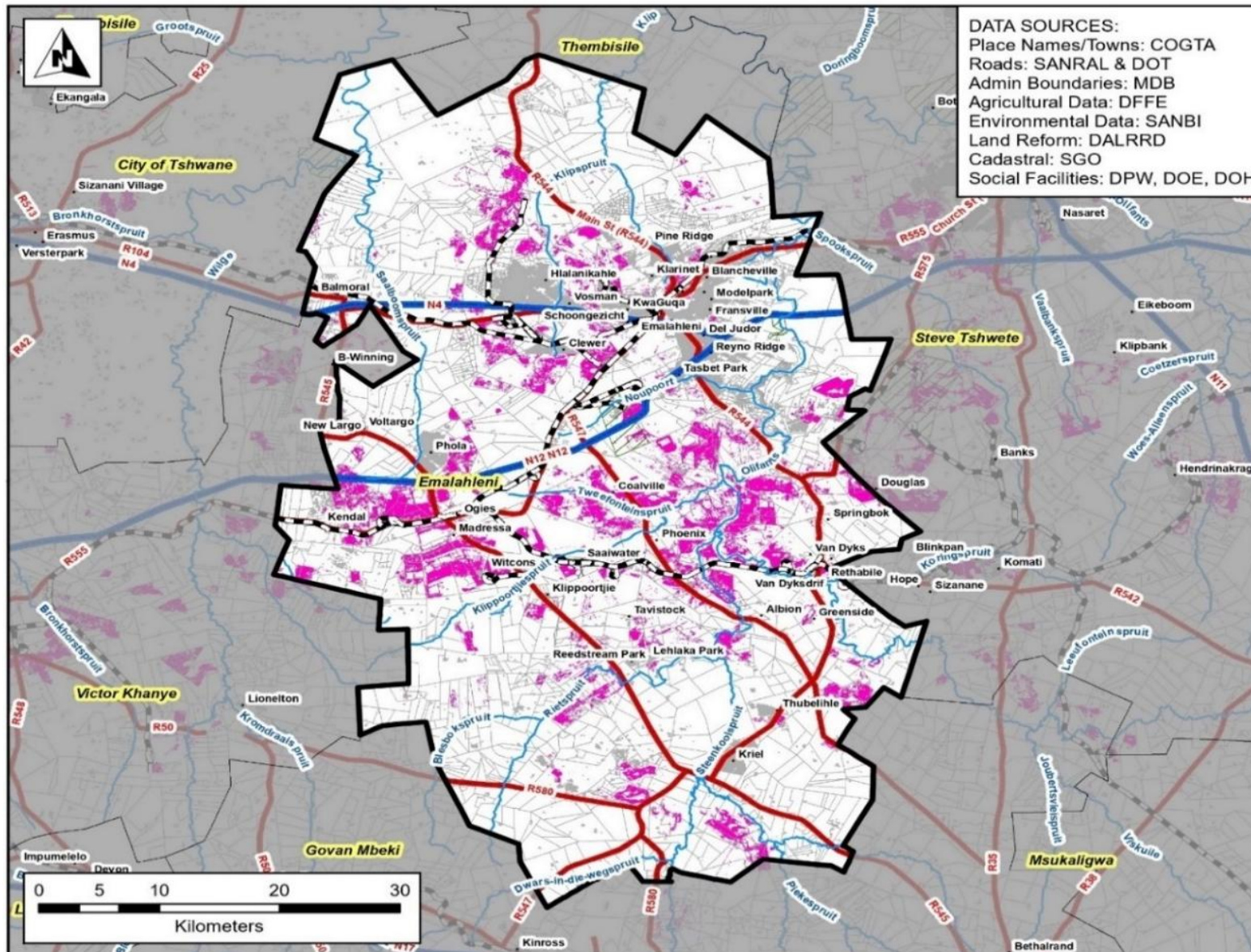
5.2 Geology


Emalahleni is known to be an area that is rich in minerals within the municipality. Map 12 shows the distribution of Mines and Quarries within the Municipality. Mining activities have primarily occurred to the west

and south of the municipality. These coal mining operations were instrumental in the municipality's development and its surrounding areas. The rich mineral resources in the Emalahleni Local Municipality have significant implications for housing development. Historically, coal mining has been central to the municipality's growth, particularly in the west and south. While this has driven economic development, it also poses challenges for land use, especially for residential projects. The presence of mining activities and mineral deposits can complicate housing provision in several ways:

Large tracts of land are occupied or affected by mining operations, limiting the areas available for housing developments. Furthermore, regions near active or abandoned mines may be unsuitable for residential use due to subsidence risks, soil contamination, or instability. Areas with exposed coal seams or eroded minerals, especially near old mining sites, may have environmental hazards such as air and water pollution, which can impact the health of residents. This necessitates careful assessment of soil and water quality before any housing construction is undertaken, potentially driving up costs and limiting viable land for housing.

Mining areas, particularly those in the west and south, often require significant rehabilitation efforts to make the land suitable for other uses, including housing. Housing projects may also need to account for mining-related infrastructure such as railways and industrial zones, which could limit the space available for residential development. While the various soil types found across the municipality, such as Plinthic Cantena and Glenrosa, may not drastically affect land use or spatial planning, soil quality around mining areas could pose issues. For instance, certain soils may not be ideal for construction due to their potential instability or contamination from past mining activities.






EMALAHLENI
LOCAL MUNICIPALITY

**MUNICIPAL HOUSING
SECTOR PLAN**

Mining Areas

Legend

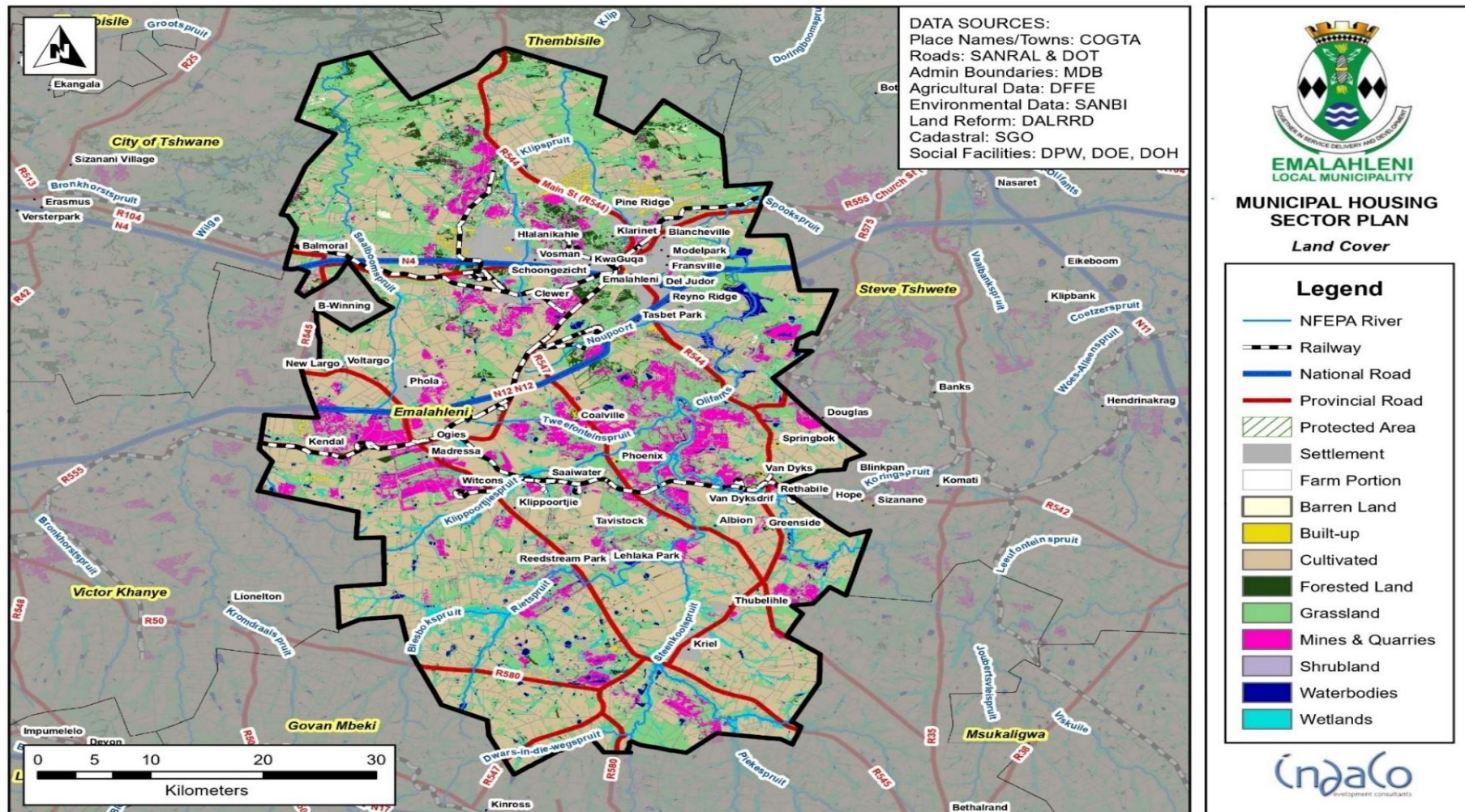
- NFEPA River
- Railway
- National Road
- Provincial Road
- Protected Area
- Settlement
- Farm Portion
- Mines & Quarries

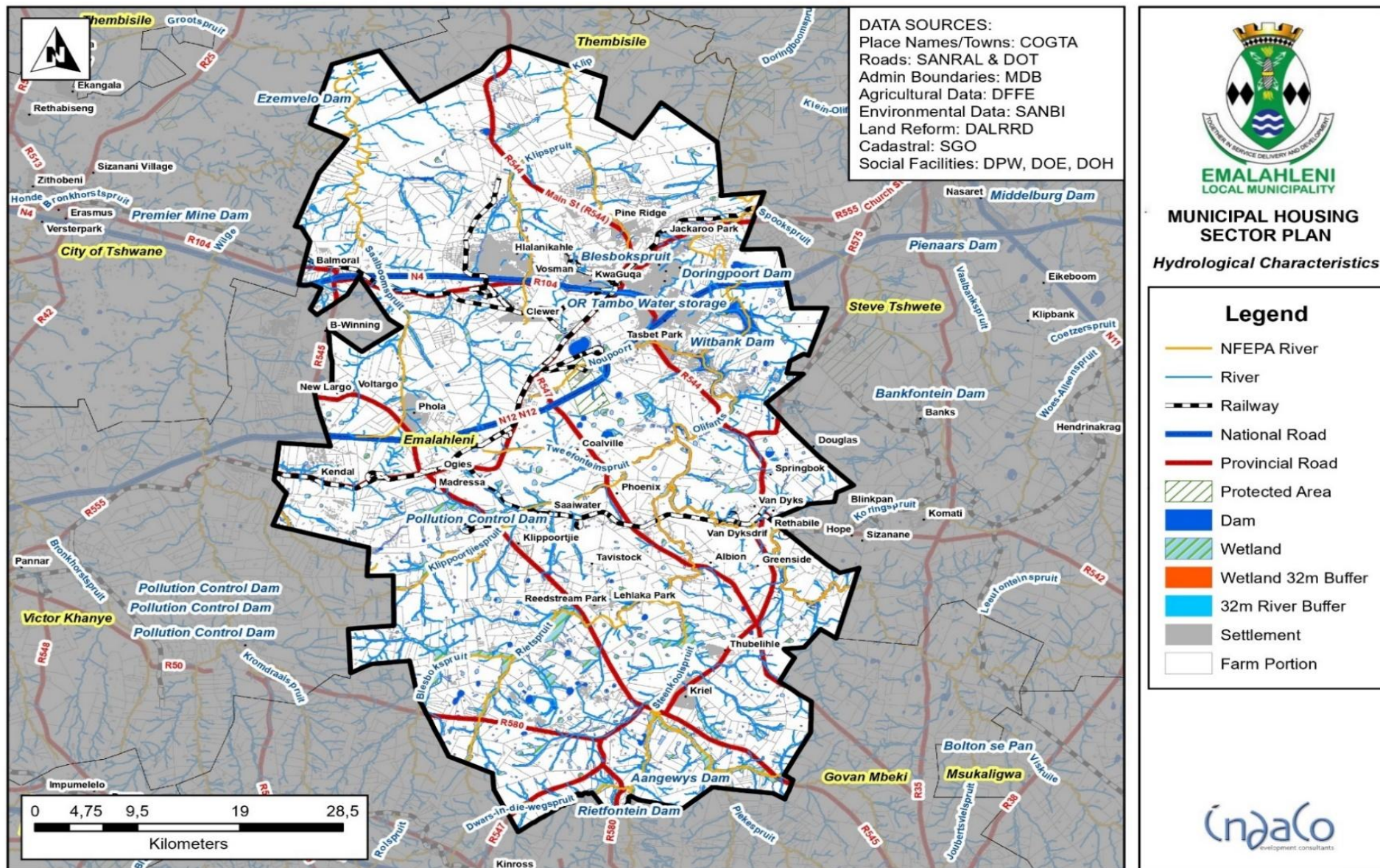


Map 12: Mines and quarries

5.3 Land cover

Map 13 shows that cultivated land and mines & quarries cover most of the land cover in the municipality. Built-up areas are settlements within the municipality and most of them are located where mining activities are. The presence of grassland in the northern parts of the municipality provides some opportunities for expansion, but these areas may be less accessible or less desirable for large-scale residential development due to their distance from economic hubs and infrastructure. Environmental protections may also limit the extent to which grassland can be developed.





5.4 Hydrology

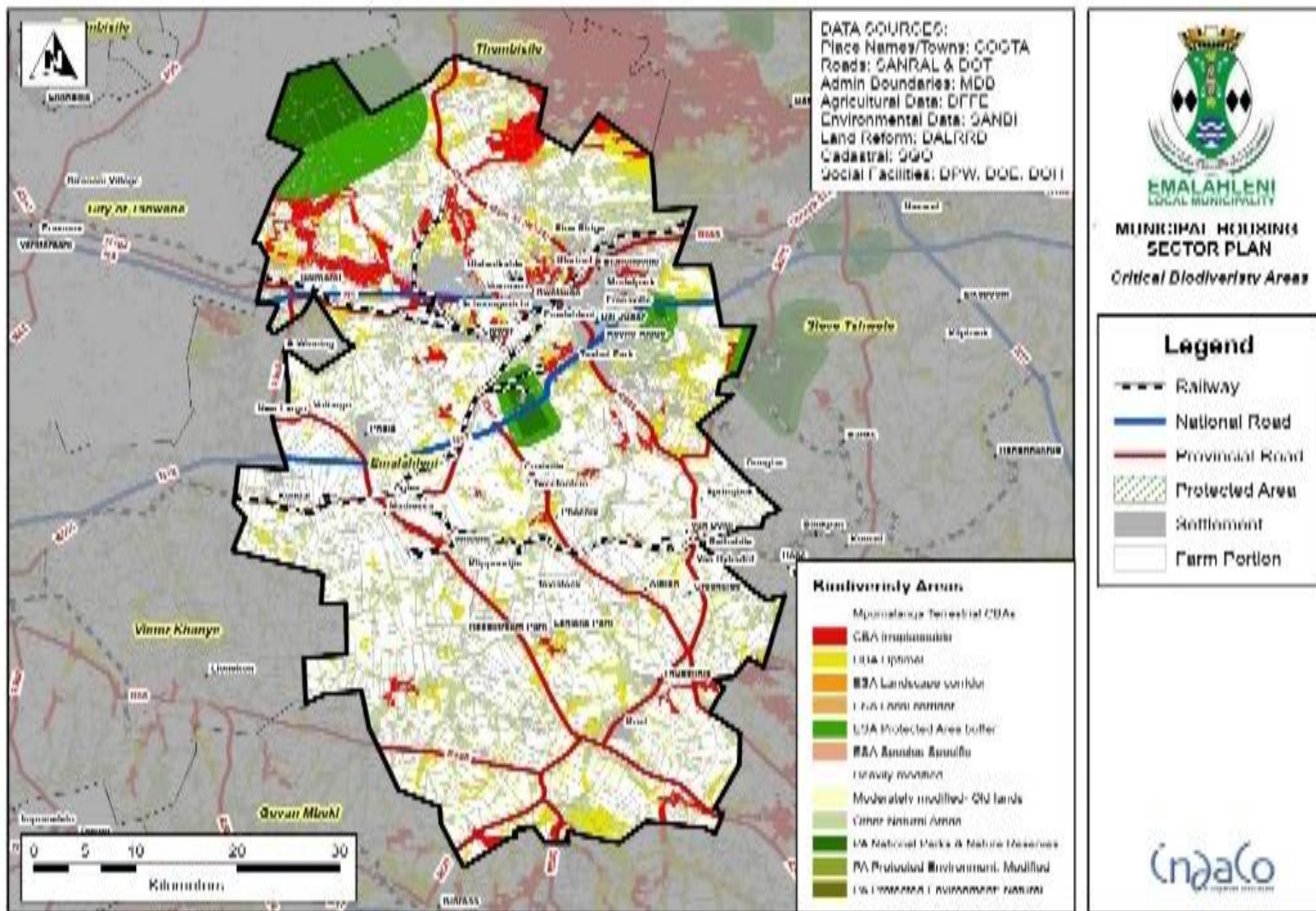
The main rivers within the municipality include Olifants River, Wilge River and Rietspruit River, Saalklapspruit, Steenkoolspruit, Tweefonteinspruit and Blesbokspruit as illustrated in Map 14. They all fall within the Olifants River Catchment. The central-northern and south-eastern areas of the municipality form part of the Olifants River catchment, while the northwestern part of the municipal area falls within the larger Wilge River catchment. Rietspruit Dam, Doringpoort Dam, and Emalahleni Dam are the most important dams within the municipality.

The geographical context of rivers and dams in the Emalahleni Local Municipality presents both challenges and opportunities for housing development. Effective planning must address flood risks, environmental protection, water management, and infrastructure needs to ensure sustainable and resilient communities. The presence of rivers and dams in the Emalahleni Local Municipality presents several opportunities for housing development namely:

- **Recreational Spaces:** Creation of parks and trails for outdoor activities.
- **Eco-Tourism Potential:** Development of tourism initiatives to attract visitors.
- **Water-Based Activities:** Opportunities for fishing, boating, and swimming.
- **Green Infrastructure:** Integration of sustainable stormwater management systems.
- **Community Gardens:** Promotion of local food security through urban agriculture.

- **Sustainable Water Management:** Implementation of rainwater harvesting and water-efficient practices.
- **Partnerships and Funding:** Collaboration with organizations for conservation projects.
- **Improved Infrastructure:** Investments in water management systems enhancing resilience.
- **Enhanced Property Values:** Increased marketability of developments near natural features.

By leveraging these opportunities, the municipality can foster sustainable and vibrant communities.



Map 15: Critical biodiversity areas

5.5 Critical Biodiversity Areas

Critical Biodiversity Areas: Irreplaceable accounts for 5.4% of the area in the municipality and Critical Biodiversity Area: Optimal accounts for 6.5% of the area. According to Map 15, 63.4% of the land is heavily modified areas which means that most of the land in the municipality is no longer natural and cannot contribute towards the biodiversity targets and these are found across the whole municipality. Protected areas (2.4%) include Ezemvelo and Emalahleni Nature Reserves.

The different Critical Biodiversity Areas (CBAs) within the Emalahleni Local Municipality are outlined below.:

Irreplaceable Biodiversity Areas: The presence of irreplaceable CBAs, which make up 5.4% of the municipality, indicates that these zones are crucial for conservation. It is vital to protect these areas from development and ensure that any housing projects nearby are planned with care to minimize environmental impacts and preserve biodiversity.

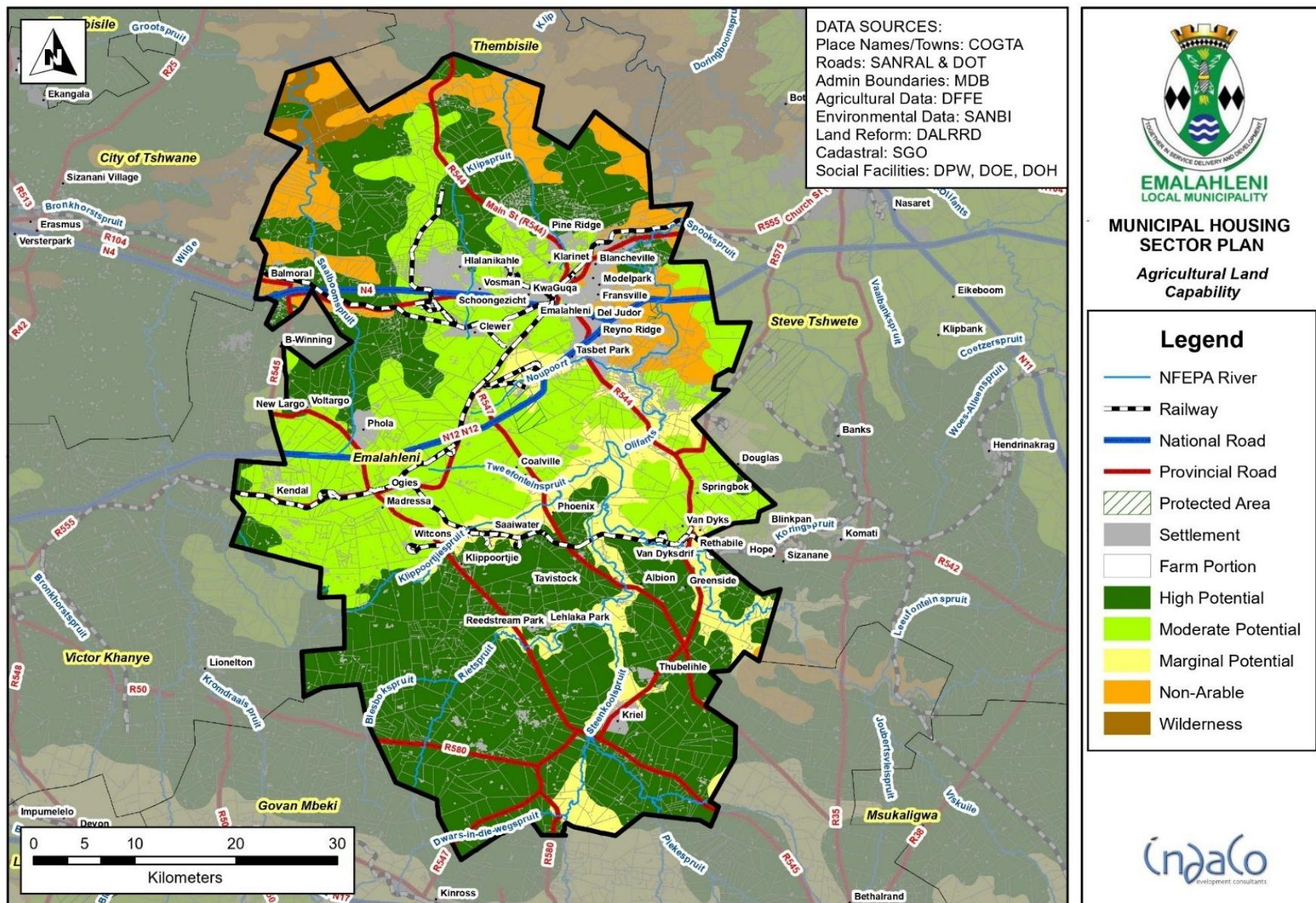
Optimal Biodiversity Areas: Covering 6.5% of the municipality, optimal CBAs are also significant for supporting various ecosystems. Developers should conduct ecological assessments to ensure that their projects do not encroach upon or harm these important habitats.

Heavily Modified Areas: The fact that 63.4% of the land is classified as heavily modified suggests that much of the municipality has been altered and may not contribute to biodiversity targets. While this presents challenges, it also opens up opportunities for rehabilitation and restoration efforts in these regions.

Protected Areas: The existence of protected areas, including Ezemvelo and Emalahleni Nature Reserves (which account for

2.4%), emphasizes the need for conservation initiatives. Any housing development should respect the boundaries of these reserves and consider ways to enhance connectivity between them and surrounding landscapes.

Balancing Development and Conservation: Overall, the combination of heavily modified land and the presence of CBAs requires a balanced approach to housing development. Strategies should aim to minimize environmental impacts, restore degraded areas, and incorporate green spaces into new projects to promote biodiversity.



5.6 Agriculture

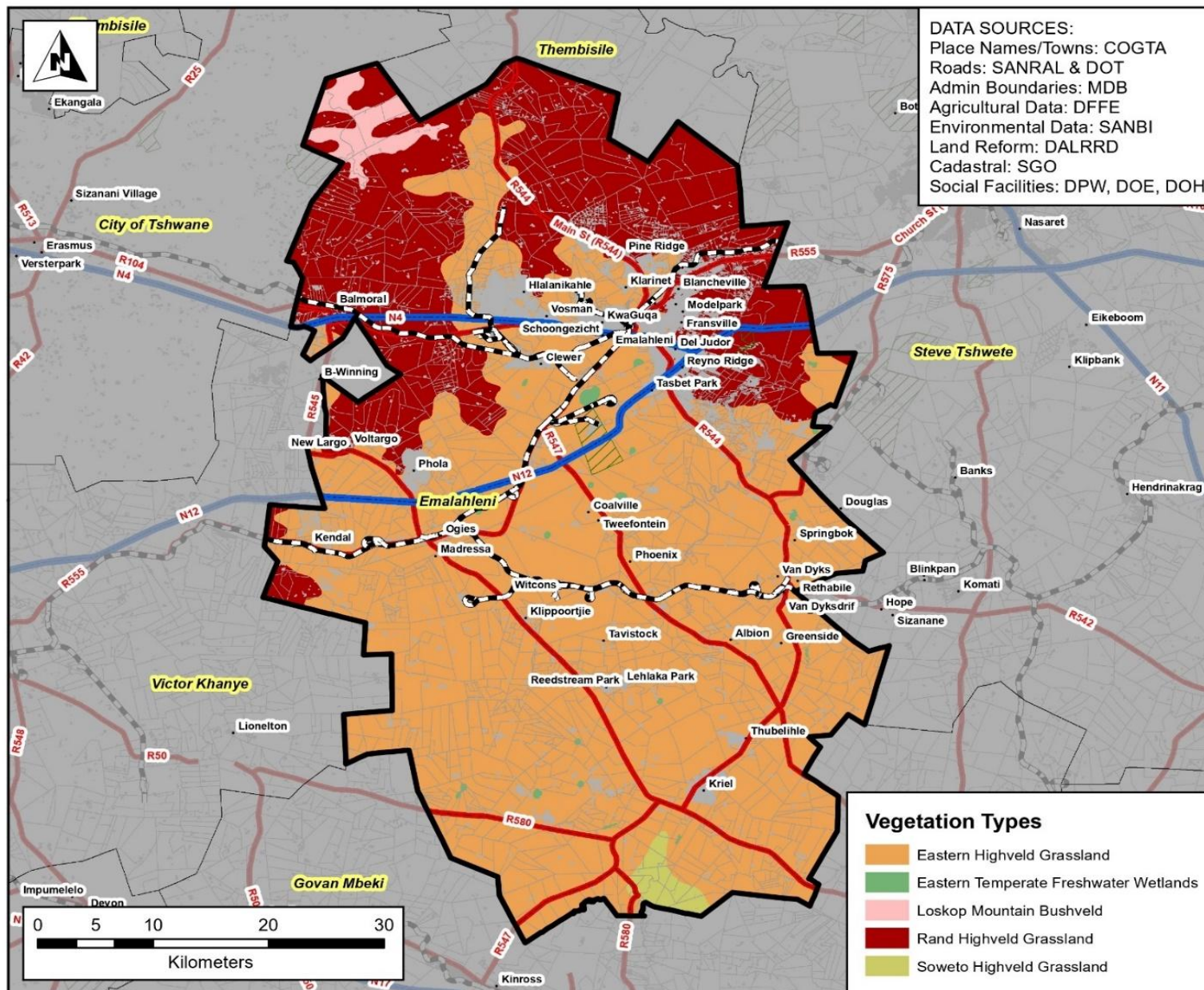
Livestock farming, including poultry, sheep, and cattle, along with grain farming—particularly maize and soy—are the predominant agricultural activities in the Emalahleni Local Municipality. Intensive crop farming primarily occurs in the southern part of the municipality, with smaller clusters found around Balmoral and along the R544 route in the north.

In contrast, livestock farming is mainly concentrated north of the N4 route, as illustrated in Map 14. Additionally, there are pockets of non-arable land scattered throughout the municipality, which are unsuitable for agricultural purposes.

This agricultural landscape presents opportunities for integrating farming with residential development, preserving arable land, and fostering economic growth, but it also poses challenges, such as potential land use conflicts and environmental impacts. Strategic planning is necessary to balance housing needs with agricultural activities.

5.7 Vegetation

There are 5 vegetation types (Eastern Highveld Grassland, Eastern Temperate Freshwater Wetlands, Loskop Mountain Bushveld, Rand Highveld Grassland, Soweto Highveld Grassland) within the municipality. Map 17 shows Eastern Highveld Grassland accounts for most of the vegetation, followed by Rand Highveld Grassland which is mostly located on the northern pockets of the municipality.



MUNICIPAL HOUSING SECTOR PLAN

Vegetation Types

Legend

- Railway
- National Road
- Provincial Road
- Settlement
- Protected Area
- Farm Portion



Map 17: Vegetation types

6. Socio-Economic Environment

6.1 Population

According to Statistics South Africa, the population of Emalahleni Local Municipality decreased between 2011 and 2022. In 2011, the population was 395,466, and by 2022, it had declined to 236,040. This represents a significant decrease of 159,426 people over the 11-year period.

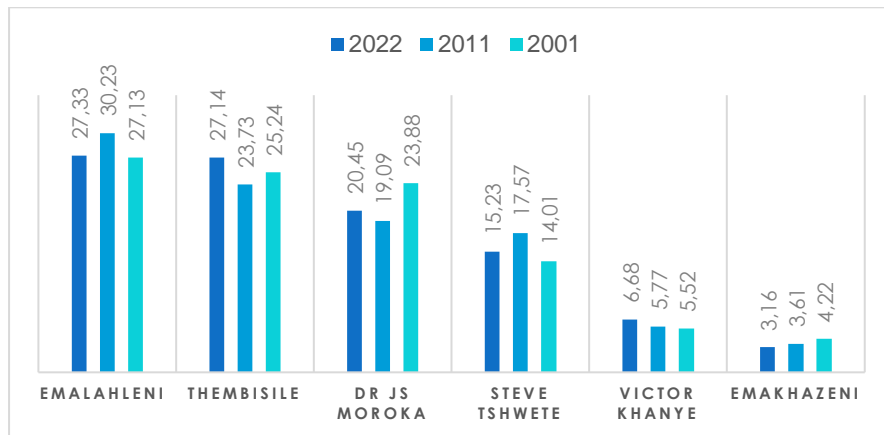


Figure 3: Population growth
Source: Stats SA, 2022

6.1.1 Population Projections and Land Demand

The Emalahleni local municipality population, after declining from 395,466 in 2011 to 236,040 in 2022, is expected to further decline to about 173,015 by 2030, assuming the same annual decline rate of approximately 3.97%. This projected decrease in population could reduce the need for urban footprint expansion by around 1,278 hectares by 2030. Instead of an increase, the municipality might see

a stabilization or even a potential reduction in the land required for new residential units.

6.2 Gender Ratio

Figure 4 illustrates that the municipality has a higher number of males compared to females. This gender imbalance could be attributed to the presence of male-dominated industries, such as mining, which typically attract a larger male workforce. The nature of these industries often involves physically demanding work that has traditionally been more likely to employ men. This demographic trend can impact various social and economic aspects of the community, including housing, services, and community programs tailored to the needs of the population.

Gender Ratio

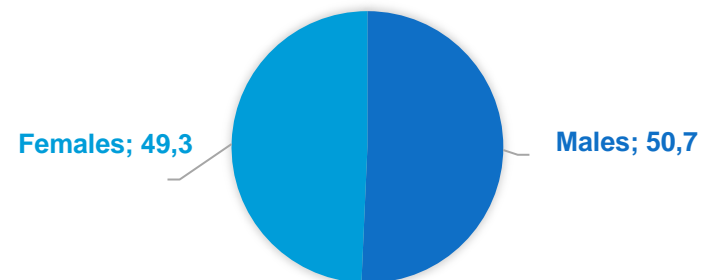


Figure 4: Gender ratio
Source: Stats SA, 2022

6.3 Household size

The average household size was 3,3 in 2011 and decreased to 2,6. This means that there are less people living within one dwelling. The average household size was 3.3 in 2011 and decreased to 2.6 in recent years. This reduction in household size indicates that there are fewer people living within a single dwelling.

This trend can be attributed to various factors, such as a rise in single-person households, changes in family structures, and lifestyle choices that favour more independent living arrangements. Additionally, economic factors and housing market dynamics may also play a role in influencing the decrease in household sizes. As a result, the overall demand for housing units might increase, even if the population growth rate remains stable.

6.4 Population group

91.6% of the population is black African, followed by white at 6.5%. As of the latest demographic data, 91.6% of the population identifies as Black African, making it the predominant ethnic group. The second-largest group is White, comprising 6.5% of the population.

This distribution highlights the significant majority of Black Africans within the population, with other ethnic groups, including White individuals, representing a much smaller proportion. Such demographic statistics can influence various aspects of society, including cultural representation, policy-making, and community dynamics.

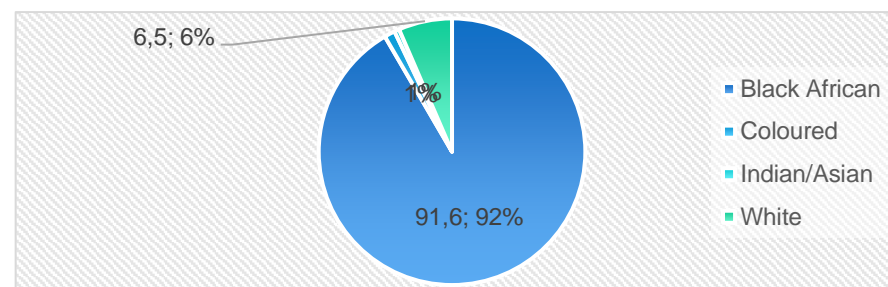


Figure 5: Population group
Source: Census 2022

6.5 Socio-economic indicators

Emalahleni Local Municipality faces several challenges related to poverty. Key indicators of poverty in this municipality include:

Unemployment Rate: High unemployment is a significant indicator of poverty. Many residents struggle to find stable, well-paying jobs, which affects their ability to support themselves and their families,

Housing Conditions: Many residents live in inadequate housing. Informal settlements and poorly constructed homes are common, which indicates a lack of affordable housing and contributes to overall poverty levels.

Access to Basic Services: Limited access to clean water, sanitation, and electricity is another critical indicator. Many communities in Emalahleni struggle with consistent access to these essential services, which affects their quality of life.

Dependency on Social Grants: Many residents rely on government social grants for their livelihood. While these grants provide some relief, they are often insufficient to lift families out of poverty.

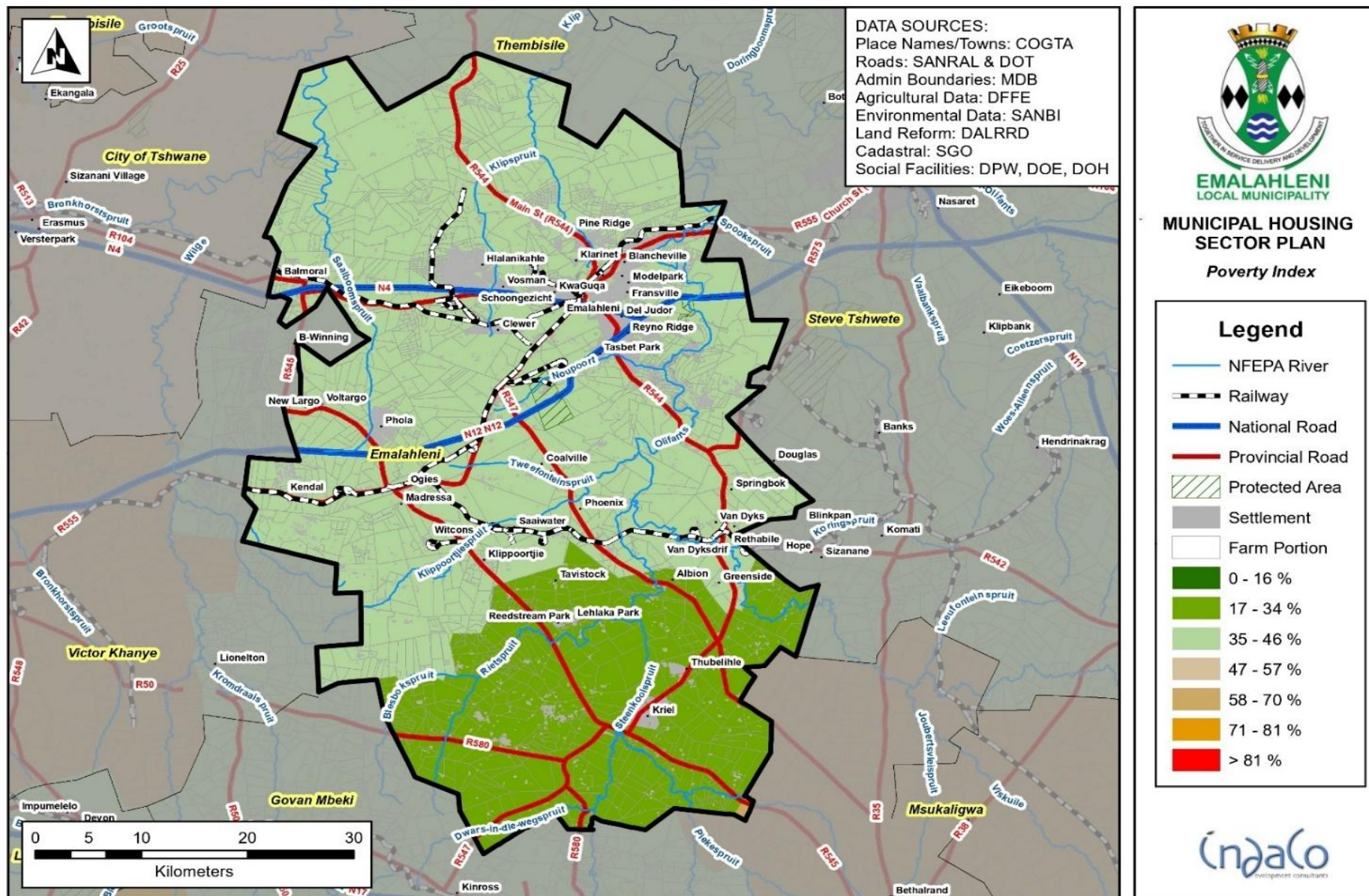
Efforts to address poverty in Emalahleni typically focus on improving education, creating employment opportunities, enhancing access to basic services, and providing better healthcare. Programs aimed at economic development and social support are crucial for alleviating poverty in this area.

6.6 Poverty

The poverty index in Emalahleni Local Municipality highlights significant disparities within the region. In the majority of the municipality, the poverty rate ranges between 35% and 46%, indicating a substantial portion of the population facing considerable economic hardships.

This high rate reflects challenges such as unemployment, low-income levels, inadequate housing, and limited access to essential services like clean water, sanitation, and healthcare. In contrast, the southern part of Emalahleni experiences a slightly lower poverty rate, ranging from 17% to 34%. Despite this relatively better situation, these figures still underscore the persistent socioeconomic challenges faced by many residents in this area.

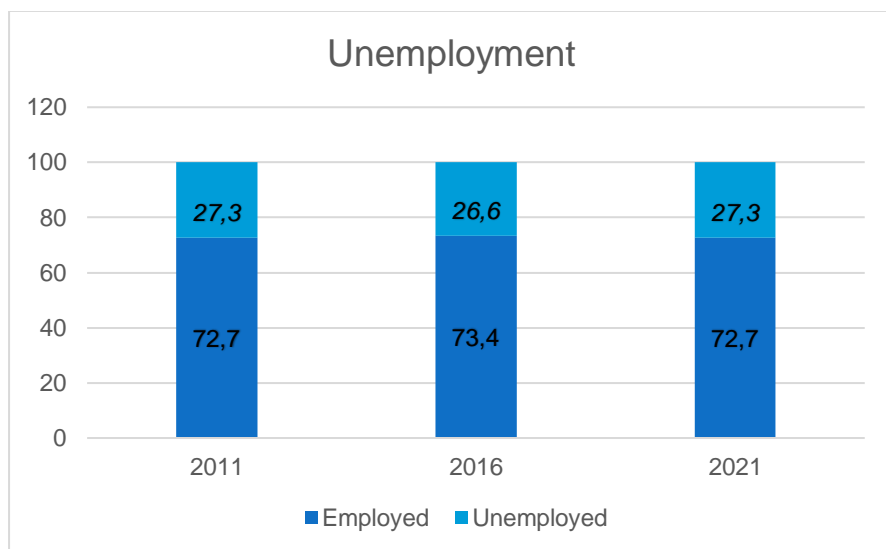
The variations in poverty levels across the municipality suggest a need for targeted interventions that address the specific needs of different communities to effectively alleviate poverty and improve living conditions for all residents.



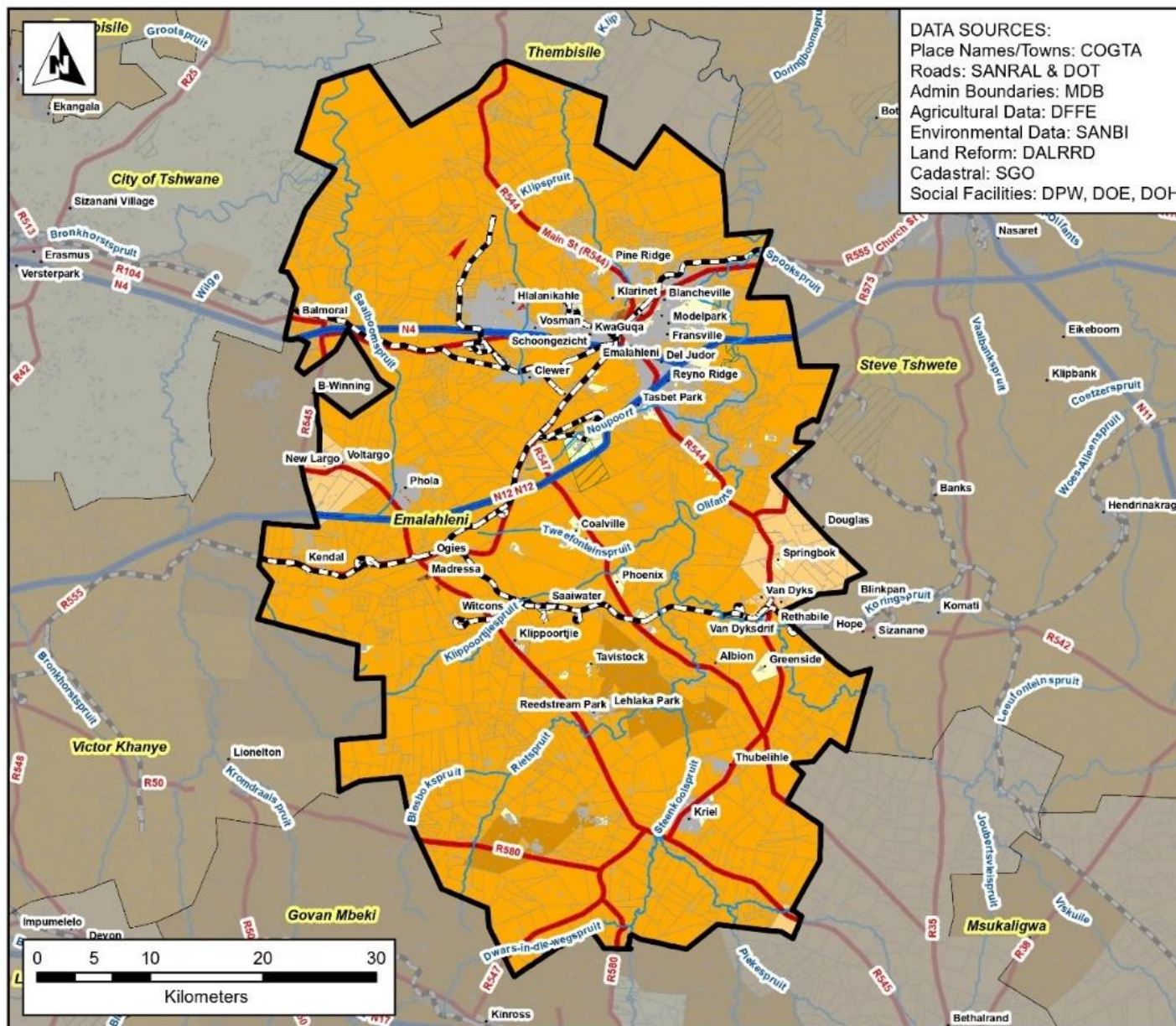
6.7 Employment and unemployment

The unemployment rate in Emalahleni Local Municipality has shown slight fluctuations over the past decade. In 2011, 72.7% of the population was employed, while 27.3% were unemployed. By 2016, the employment rate had increased marginally to 73.4%, with the unemployment rate decreasing to 26.6%.

However, by 2021, the employment and unemployment rates returned to their 2011 levels, with 72.7% of the population employed and 27.3% unemployed. This data indicates that despite a temporary improvement in 2016, the overall employment situation in Emalahleni has remained relatively stable, yet challenging, with a consistent unemployment rate around 27%.



Source: *Emalahleni Spatial Development Framework 2023*



EMALAHLENI
LOCAL MUNICIPALITY

MUNICIPAL HOUSING
SECTOR PLAN
Unemployment Index

Legend

- NFEPA River
- Railway
- National Road
- Provincial Road
- Protected Area
- Settlement
- Farm Portion
- 0 - 20 %
- 21 - 30 %
- 31 - 40 %
- 41 - 50 %
- 51 - 60 %
- > 60 %

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investment consultants

6.8 Sectoral GDP performance

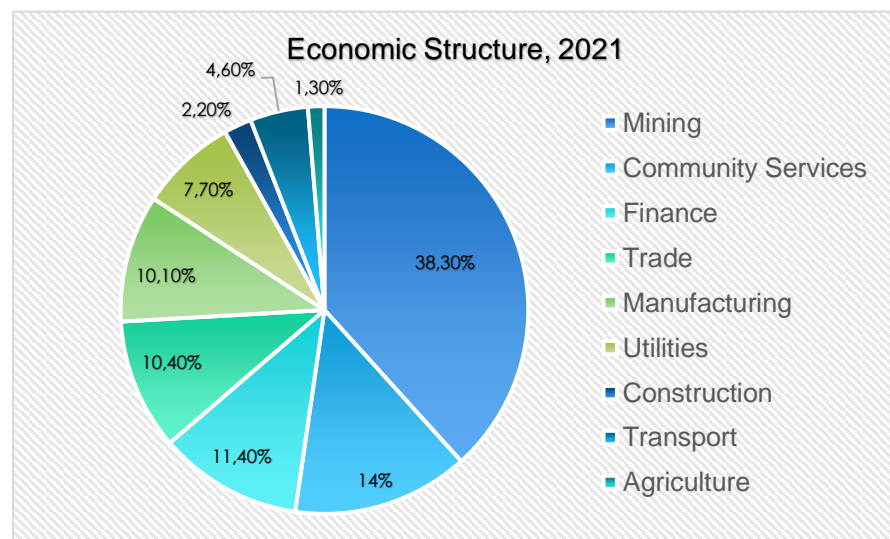


Figure 6: Economic structure

Source: Emalahleni Spatial Development Framework 2023

The GDP of Emalahleni Local Municipality is primarily driven by three key sectors. Mining holds the largest share, contributing 38.30% to the municipality's GDP. Following closely are Community Services and Finance, each contributing 14% to the GDP. These sectors play crucial roles in shaping the economic landscape of the municipality, with mining being the dominant sector influencing its economic output.

6.9 Labour trends

Figure 6 illustrates that Mining (22.90%) contributes the most towards the workforce in the municipality. In Emalahleni Local Municipality, the distribution of workforce across sectors reflects a diverse

economic landscape. Mining emerges as the dominant sector, employing 22.90% of the municipality's workforce. This sector's significance is underscored by its substantial contribution to local employment and economic activity. Following closely, Trade contributes 17.4%, highlighting its role in commerce and retail within the municipality.

Additionally, Finance plays a notable role, employing 11.5% of the workforce, indicative of the municipality's financial services sector. Community Services, encompassing essential public and social services, employs 14.7% of workers, underscoring its critical role in enhancing community well-being. Manufacturing, contributing 7.9%, signifies the presence of industrial activities, while Construction and Private Households each contribute 7% and 7.3% respectively, reflecting their roles in infrastructure development and domestic services.

Furthermore, Utilities, accounting for 4% of the workforce, supports essential services such as electricity and water supply. Collectively, these sectors define Emalahleni's employment landscape, with Mining notably shaping economic opportunities and trade, finance, and community services contributing significantly to its socio-economic fabric.

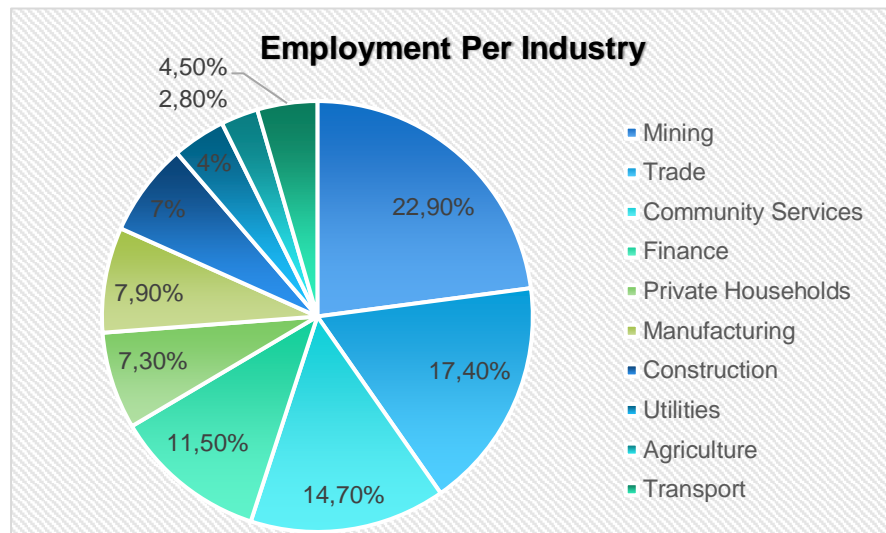


Figure 7: Employment by Industry

Source: Emalahleni Spatial Development Framework 2023

In conclusion, housing development in the Emalahleni Local Municipality must adapt to the unique demographic, economic, and social conditions to create sustainable, inclusive communities. By addressing challenges while leveraging existing opportunities, the municipality can enhance the quality of life for its residents and foster long-term growth.

7. Synthesis

The synthesis chapter on human settlements planning for Emalahleni Local Municipality in Mpumalanga serves as a comprehensive overview encompassing a range of critical considerations. This chapter delves into three pivotal aspects shaping the municipality's human settlements landscape: the summary of existing issues, identification of opportunities, and assessment of constraints.

By meticulously examining these elements, the chapter aims to provide a cohesive framework essential for strategic planning and sustainable development within Emalahleni. Firstly, the chapter synthesizes the current state of human settlements within the municipality, highlighting key challenges such as housing shortages, infrastructure deficits, and socio-economic disparities.

This summary not only underscores the urgent need for targeted interventions but also sets the stage for informed decision-making aimed at improving quality of life and fostering inclusive growth. Secondly, it explores the opportunities present within Emalahleni for enhancing human settlements. These opportunities encompass potential areas for expansion, infrastructure development initiatives, and innovative housing solutions.

By identifying and leveraging these opportunities, the municipality can effectively capitalize on its strengths and address existing gaps, thereby promoting resilience and sustainable development. Lastly, the chapter meticulously assesses the constraints that may impede progress in human settlements planning. These constraints may include regulatory challenges, environmental considerations, financial limitations, and community dynamics. Understanding these barriers is crucial in devising pragmatic strategies that navigate

complexities while ensuring equitable access to housing, services, and amenities for all residents.

Through a comprehensive synthesis of human settlements issues, opportunities, and constraints, this chapter endeavours to lay a robust foundation for Emalahleni's future development trajectory. By addressing challenges head-on, seizing opportunities, and navigating constraints with foresight, the municipality can strive towards building vibrant, inclusive, and resilient communities for generations to come.

8. Priority Human Settlement Issues

This section provides the human settlement issues that are critical and therefore priority in the development of the Housing Sector Plan for Emalahleni. The importance of the issues is not only in plan preparation but also in human settlement development. These issues can relate to policy, institutional arrangements, implementation requirements or indeed planning for human settlements. However, they will be presented in the provincial, district and local municipality (Emalahleni) contexts.

8.1 Provincial Human Settlement Issues

Provincial issues in human settlement planning and development relate mainly to: Access to housing, the housing backlog and demand as well as the approaches to human settlement planning and development.

8.1.1 Access to Housing

According to the most recent data from the 2022 Census, 82.4% of households in Mpumalanga have access to formal or brick dwellings. This includes 72.4% in Gert Sibande, 78.6% in Nkangala, and 89.2% in Ehlanzeni. Only 7.8% of households in the province live in informal dwellings. Gert Sibande has the highest concentration of households in informal dwellings at 10.3%, followed by Nkangala at 9.8%, and Ehlanzeni at 4.2%.

8.1.2 Housing Backlog and Demand

The provincial housing backlog stands at 225 023 households, whereas Bushbuckridge LM (25 394), Msukaligwa LM (19 661), City of Mbombela LM (30 326), Emalahleni LM (45 180) and Steve

Tshwete LM (19 574) have the highest recorded housing backlogs within the province.

8.2 Nkangala (District) Human Settlement Issues

Human settlement issues at the district level are espoused in the various studies / reports of Nkangala District. These are the Spatial Development Framework (SDF) challenges and strategies for human settlement planning and development.

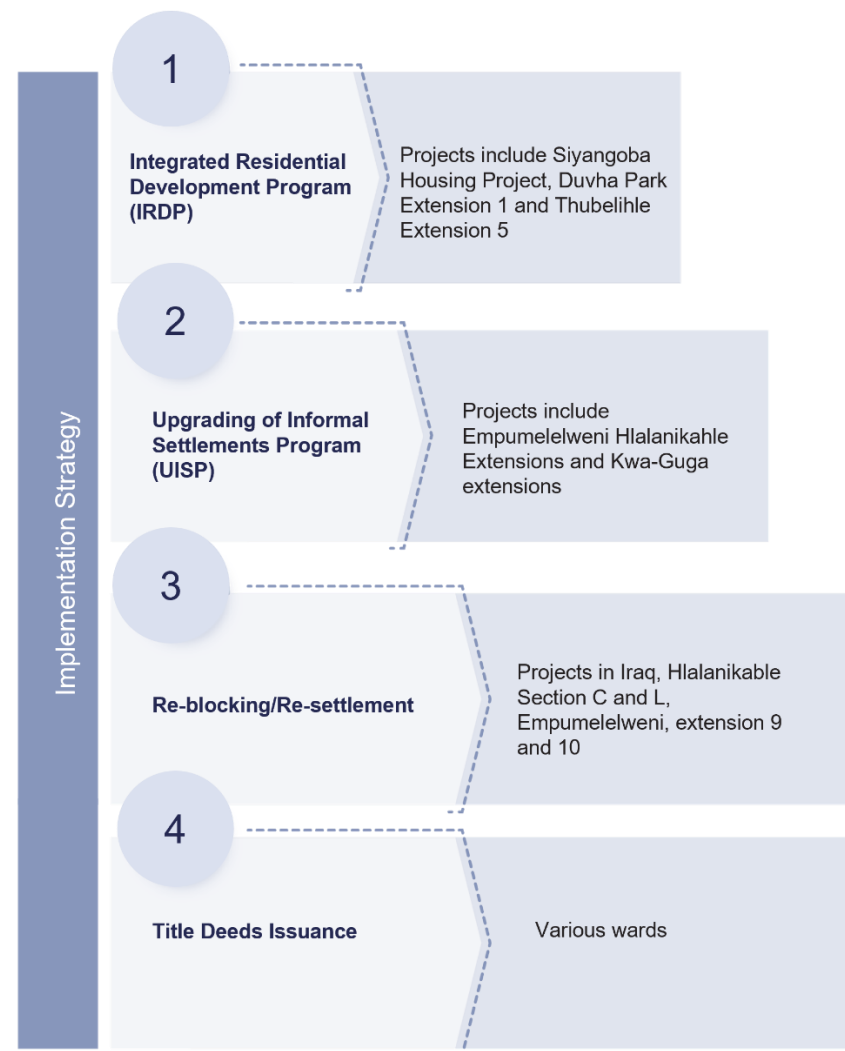
The Nkangala District SDF is based on the following key principles:

- **Principle 1:** To achieve a sustainable equilibrium between urbanisation, biodiversity conservation, mining, industry, agriculture, forestry, and tourism related activities within the district, by way of effective environmental and land use management.
- **Principle 2:** To establish a functional hierarchy of urban and rural nodes (service centres/agrivillages) in the Nkangala District area; and to ensure equitable and equal access of all communities to social infrastructure and the promotion of local economic development by way of strategically located Thusong Centres (Multi-Purpose Community Centres) (MPCCs) in these nodes.
- **Principle 3:** To functionally link all nodal points (towns and settlements) in the district to one another, and to the surrounding regions, through the establishment and maintenance of a strategic transport network comprising

internal and external linkages and focusing on the establishment of Development Corridors.

- **Principle 7:** To concentrate industrial and agro-processing activities at the higher order nodes in the district where industrial infrastructure is available.
- **Principle 8:** To enhance business activities (formal and informal) at each of the identified nodal points in the Nkangala District by incorporating these activities with the Thusong Centres and modal transfer facilities.
- **Principle 9:** To consolidate the urban structure of the district around the nodal points by way of infill development and densification in identified Strategic Development Areas (SDAs) and Upgrading Priority Areas.

Of the nine principles on which the NDM SDF is based, the principles with relevance to human settlement planning are: Principle 2 and 9. To address the housing backlog, the NKM implements the following programs:



To address human settlement issues, the NDM aims to:

- Facilitate planning and building integrated, coordinated, and holistic human settlements.
- Create communities where people can engage in various aspects of life, ensuring they are pleasant and sustainable.
- Address the diverse needs of urbanized and less urbanized areas within the district with differentiated approaches to formalizing informal settlements.

8.3 Local Human Settlement Issues

8.3.1 Settlement patterns and hierarchy

Human settlement issues in Emalahleni start with the settlement patterns and hierarchy already discussed in the situation analysis. The settlements are typified by a diverse of land uses, varied functions (like Emalahleni being an administrative and economic capital of the municipality) and varied population sizes.

Towns of Ogies and Phola have high concentration of population that is not diverse, yet small towns established on the mining and power station economic factors are quite diverse. These are the towns of Wilge, Rietspruit, and Van Dyksdrift.

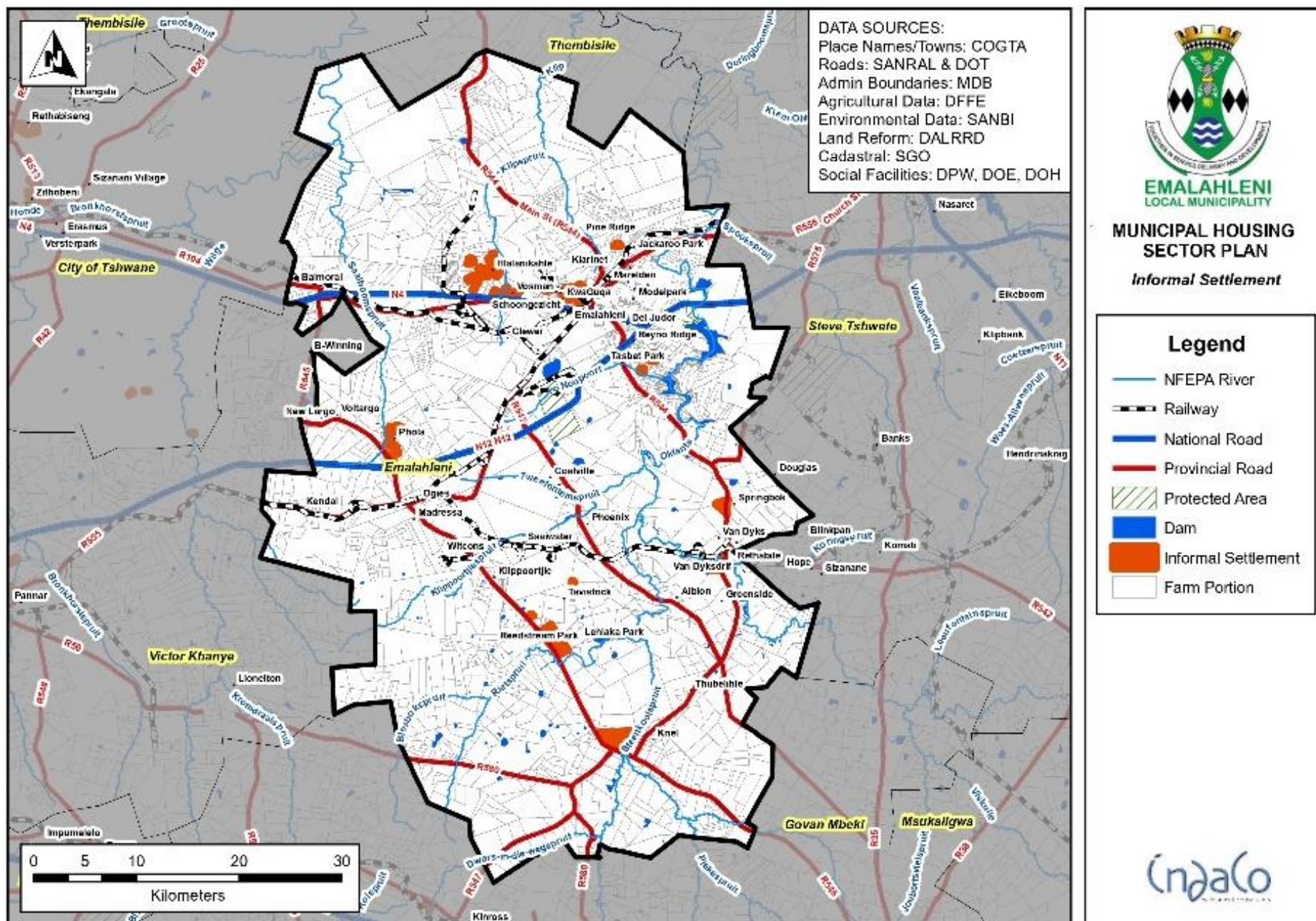
Apart from the above towns which are urban centres, there are also settlements that are rural in nature as well as farming / agricultural settlements. The issue therefore is the planning for human settlements that takes into account the nature and hierarchy of settlements. The following are the key towns and settlements within the municipality:

- Emalahleni;
- Ogies and Phola;
- Ga-Nala and Thubelihle;
- Rietspruit;
- Van Dyksdrift;
- Wilge; and
- Several smaller mining villages, Clydesdale and Douglas.

The challenges in the above towns and settlements relate to dwelling types and the demand for housing.

8.3.2 Informal settlements

The number of informal settlements in the municipality has already been presented in the situation analysis (Table 5, p.39). In total, there is 72 informal settlements. To date, 25 informal settlements have informal settlements upgrading plans which are currently being implemented leaving the Municipality with 47 informal settlements which still need attention in terms of implementation. The number of units in these informal settlements is as shown in Table 3 in the situation analysis being 34,097.



Map 20: Emalahleni Municipality Informal settlements

8.3.3 Access and Availability of Land for Human Settlements

In Emalahleni, the municipality faces a critical issue regarding access to land for human settlements. Currently, there is a pressing need for 1,095 hectares of land to address severe housing shortages in the area. This shortage has significant implications for the local population, affecting their ability to access affordable and adequate housing. The municipality's challenge lies in finding suitable land parcels that can be developed for housing purposes, amidst competing land uses and environmental considerations. Addressing this issue is crucial for ensuring sustainable urban development and improving living conditions for residents in Emalahleni.

8.3.4 Economic basis for human settlements

Coal mining and the associated power generation is a major economic driver in most towns in Emalahleni, providing employment and contributing to local economies. However, as global efforts to reduce greenhouse gas emissions intensify, there is a growing pressure to reduce reliance on coal. This could lead to a decline in demand for coal, affecting local jobs and economic stability. For example, Rietspruit is a historic mining village with around 1,000 plots, though its mine has closed. Van Dyksdrift has largely been demolished, leaving only a small informal settlement.

8.3.5 Dwelling Types

There are formal dwellings which is the type of a housing that has a brick-built structure and has access to water, electricity and sanitation. There are traditional dwellings which includes mud huts and rondavels which have limited access to basic services. Furthermore, there are informal dwellings which include houses that

are built from materials such as corrugated iron, plastic sheeting, or wooden poles and may or may not have access to basic services. According to Stats SA 2022, 88% of households live in formal dwellings. There has been an increase in formal dwellings from 2011 (77.2%) to 2022. This shows that there has been an improvement in the number of households with formal dwellings.

8.4 Summary of Generic Issues

Settlement patterns and hierarchy

Emalahleni exhibits complex settlement patterns and hierarchy, influenced by historical development and economic activities such as coal mining. The municipality faces challenges in integrating informal settlements into formal urban planning frameworks, creating a cohesive and inclusive settlement hierarchy.

Informal settlements

Informal settlements are prevalent in Emalahleni, reflecting rapid urbanization and influxes of migrant workers drawn to the mining industry. Issues include inadequate infrastructure, lack of basic services, and vulnerability to natural disasters, posing significant challenges to urban management and community well-being.

Economic Basis for Human Settlements

Emalahleni's economic base heavily relies on coal mining, influencing the affordability and accessibility of housing. Economic fluctuations in the mining sector impact housing demand and affordability, necessitating diversified economic strategies to sustain human settlement development.

Dwelling Types

Housing diversity is limited in Emalahleni, with predominant dwelling types influenced by historical planning and socioeconomic factors. There is a need to diversify housing options to accommodate varying household sizes, income levels, and lifestyle preferences, promoting inclusive and sustainable human settlements.

9. Human Settlement Opportunities

Within Emalahleni Local Municipality in Mpumalanga, numerous opportunities present themselves for enhancing human settlements and fostering sustainable development. These opportunities are pivotal in guiding strategic planning efforts aimed at improving living conditions, promoting economic growth, and achieving social equity across the municipality.

9.1 Infrastructure Development

Emalahleni stands poised for significant infrastructure development, particularly in expanding essential services such as water, sanitation, electricity, and transportation. Strategic investments in infrastructure not only enhance living standards but also attract investment and stimulate economic activity.

9.2 Land Availability and Utilization

The municipality boasts ample land resources suitable for residential and mixed-use developments. By effectively managing land use and promoting smart growth principles, Emalahleni can accommodate population growth while preserving natural resources and promoting environmental sustainability.

Housing Demand

The municipality faces a significant housing backlog, with a pressing demand for affordable housing solutions to accommodate population growth, urbanization trends, and informal settlement upgrading initiatives. Meeting housing demand requires coordinated planning, resource allocation, and collaboration with stakeholders to ensure equitable access to housing opportunities.

9.2.1 Land Ownership

Land ownership within the Emalahleni Expansion study area is diverse, encompassing various sectors including government, municipal, public corporate, mining, and private entities. The following summary provides an overview of the different types of land ownership within the study area:

i. Government

Government-owned land in the study area covers approximately 979.33 hectares, accounting for 9.54% of the total area. This includes land held by various governmental entities, such as:

- Provincial Government of Mpumalanga
- Republic of South Africa
- South African National Road Agency

ii. Municipal

Municipal land ownership in the study area spans around 1,315.48 hectares, which represents 12.81% of the total area. This category includes land owned by:

- Emalahleni Local Municipality
- City Council of Emalahleni
- Transitional Local Council for Emalahleni

iii. Public Corporate

Land owned by public corporate entities in the study area encompasses approximately 121 hectares, making up 1.18% of the total area. The public corporates with land holdings in the area include:

- Transnet
- Eskom
- Telkom
- Transnet

iv. Mining

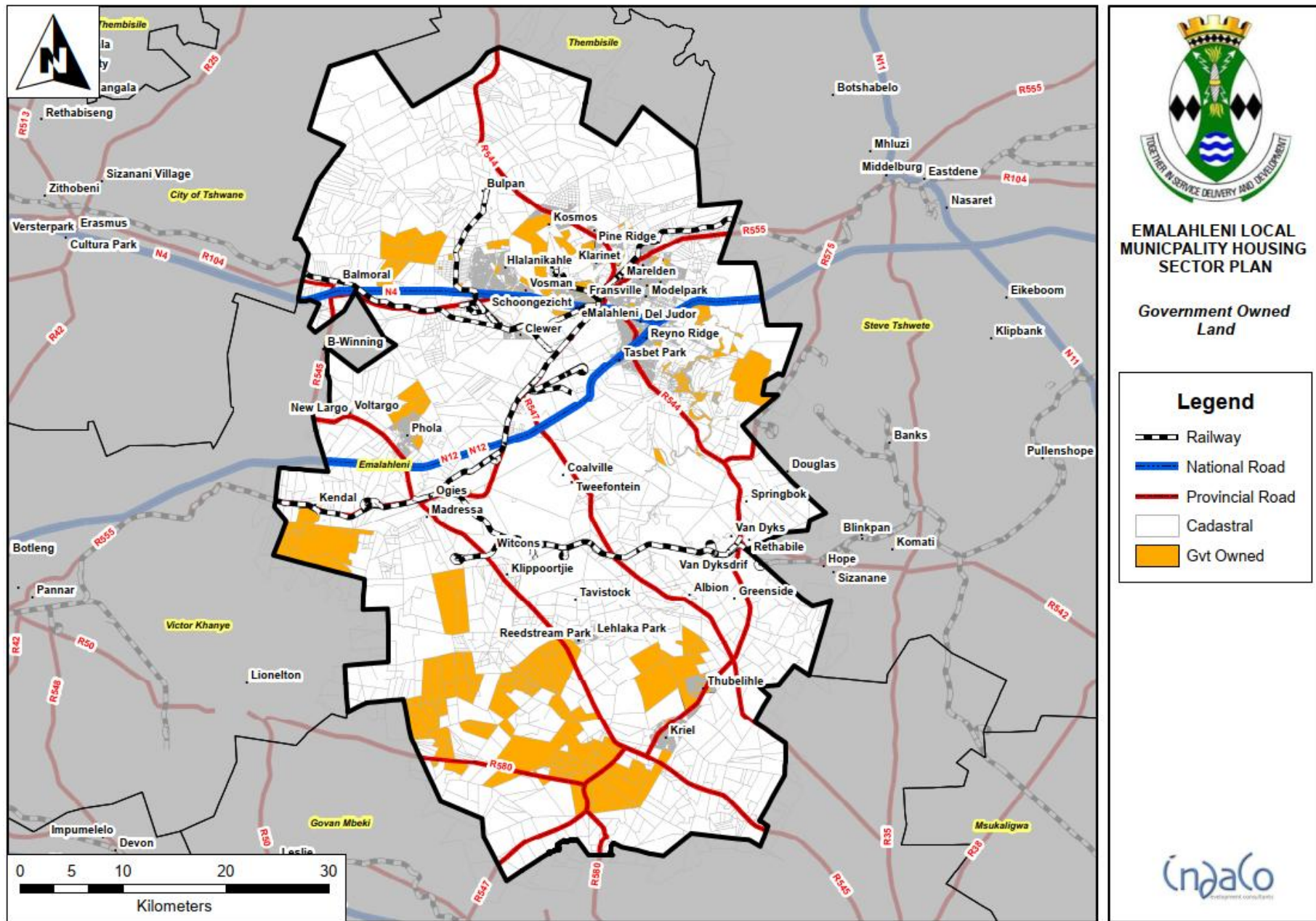
Mining companies own land covering an estimated 624.41 hectares, representing 6.08% of the total study area. This land is primarily located in the southeast part of the study area, adjacent to Landau Colliery, Del Judor, eMpumelelweni, and the southern part of Ferrobank.

v. Private Corporate

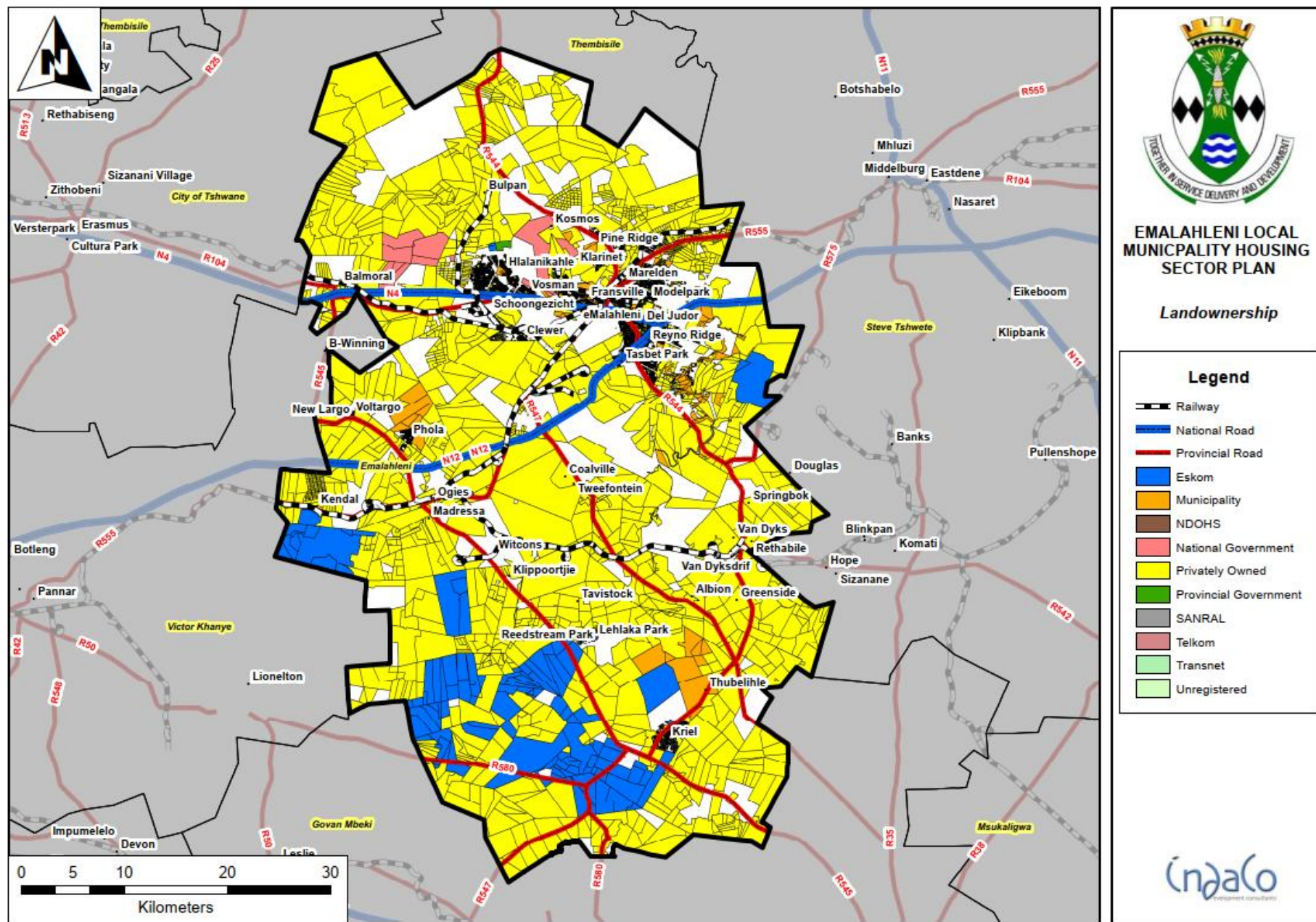
Land owned by private companies and trustees covers around 1,908.25 hectares, making up 18.58% of the total area.

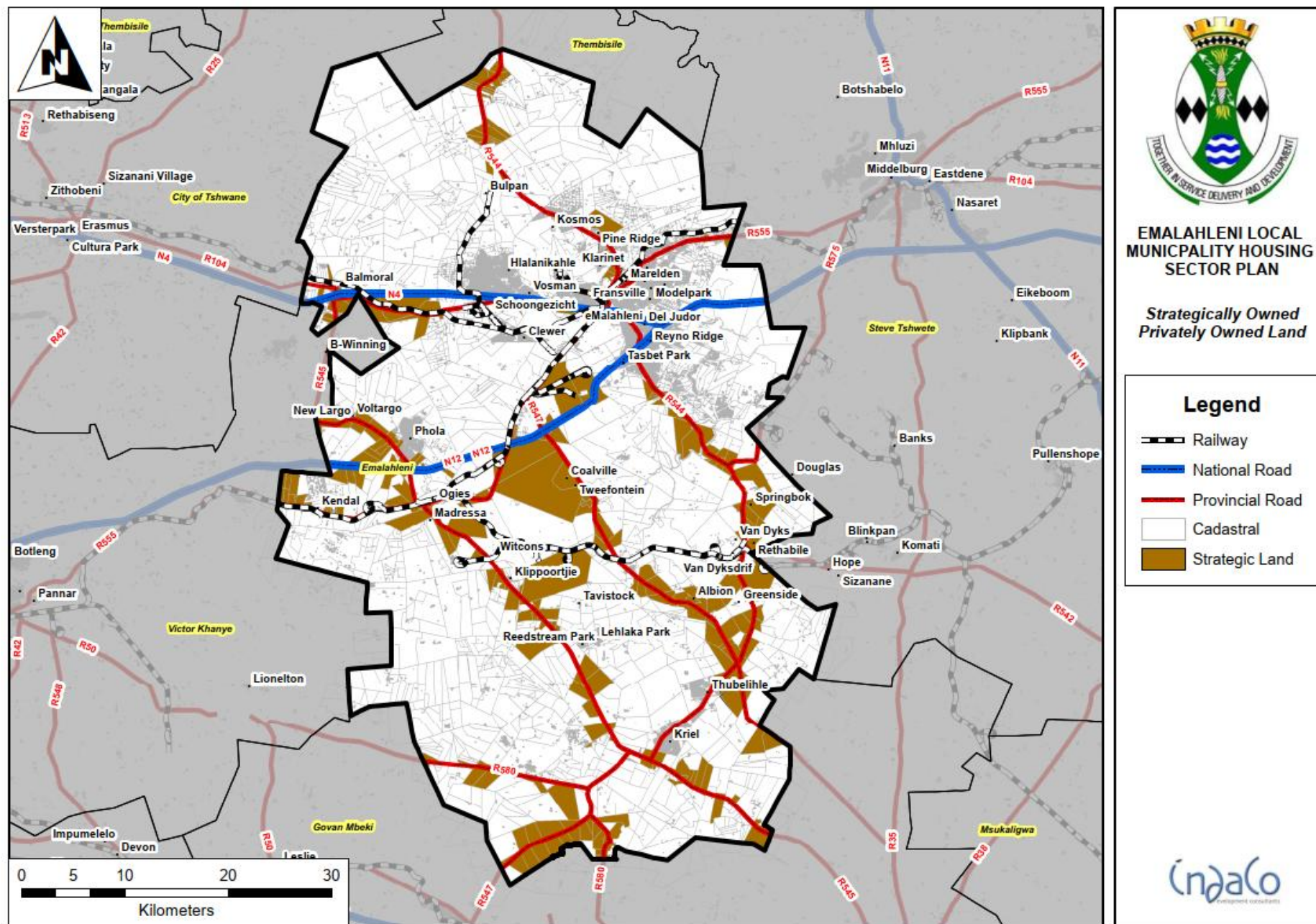
vi. Private Individuals

Land owned by private individuals in the study area spans approximately 1,736.94 hectares, representing 16.92% of the total area.



Map 21: Emalahleni housing sector plan government owned





Map 23: Emalahleni housing sector plan strategically located private owned

9.3 Housing Innovation and Affordability

There exists a growing opportunity to innovate in housing solutions, particularly in the realm of affordable housing. By exploring alternative construction methods, promoting mixed-income developments, and leveraging public-private partnerships, the municipality can address housing shortages and improve housing affordability for all residents.

9.4 Economic Opportunities

Emalahleni's strategic location and natural resources provide a foundation for economic diversification. By integrating housing development with economic planning, the municipality can foster vibrant, mixed-use communities that offer residents access to jobs, services, and recreational amenities within close proximity.

9.5 Social Integration and Community Development

Opportunities also abound for promoting social integration and community cohesion through thoughtful urban design and community-oriented planning. Emalahleni can capitalize on its cultural diversity and community strengths to build inclusive neighbourhoods that nurture a sense of belonging and civic pride.

9.6 Sustainable Urbanisation

With an increasing global focus on sustainability, Emalahleni has the opportunity to lead by example in sustainable urban development practices. This includes incorporating green building standards, promoting renewable energy sources, and enhancing resilience to climate change impacts.

9.7 Governance and support from government

Strengthening governance frameworks and aligning policies with long-term human settlements goals is essential. By streamlining regulatory processes, enhancing transparency, and fostering collaboration between government, private sector, and civil society, Emalahleni can create an enabling environment for sustainable urban development.

10. Human Settlement Constraints

While Emalahleni Local Municipality in Mpumalanga presents numerous opportunities for enhancing human settlements, several constraints must be carefully navigated to achieve sustainable and equitable development. These constraints pose challenges that require thoughtful consideration and strategic planning to effectively address.

10.1 Financial Constraints

One of the primary constraints facing human settlements planning in Emalahleni is the availability of financial resources. Insufficient funding hinders infrastructure development, housing projects, and the implementation of comprehensive urban planning initiatives. Securing sustainable financing mechanisms and leveraging public-private partnerships are essential strategies to mitigate this constraint.

10.2 Infrastructure Deficits

The municipality faces significant deficits in infrastructure, including inadequate water supply, sanitation services, roads, and public transportation. Addressing these infrastructure gaps is essential for supporting population growth, improving quality of life, and attracting investment. Strategic infrastructure planning and targeted investments are necessary to alleviate these constraints.

The mainstay for the Emalahleni Local Municipality is mining which requires a large amount of water infrastructure that is reliable and consistent. However, for the most part, the municipality faces challenges with water backlogs with the mines being the main cause of the ever-increasing demand for water.

Road infrastructure in the central business district and immediate surrounding residential areas is in relatively good condition, with the sidewalks fairly intact and well-maintained. However, as you go towards the townships and outskirts of the project area, the road conditions worsen with some streets being entirely gravel.

10.3 Land Use and Spatial Planning Issues

Challenges related to land availability, land tenure, and unplanned informal settlements pose significant constraints to effective human settlements planning. Balancing competing land uses, formalizing informal settlements, and promoting sustainable land management practices are key strategies to address these challenges.

10.4 Socio-Economic Inequalities

Emalahleni experiences socio-economic disparities that impact access to housing, services, and opportunities. Addressing inequalities requires targeted interventions, such as affordable housing initiatives, social programs, and economic development strategies that prioritize marginalized communities and vulnerable populations.

10.5 Environmental Considerations

Environmental sustainability is increasingly important in urban development planning. Emalahleni must contend with environmental constraints such as land degradation, water scarcity, and vulnerability to climate change impacts. Adopting green building practices, integrating environmental considerations into planning processes, and promoting sustainable resource management are essential to minimize environmental risks.

10.6 Community Resistance and Engagement

Resistance from local communities, lack of community engagement, and divergent stakeholder interests can hinder effective implementation of human settlements projects. Building trust, fostering inclusive decision-making processes, and engaging stakeholders throughout the planning and implementation phases are crucial to overcoming these challenges.

10.7 Security of Tenure

The location of the majority of the existing settlements in Emalahleni Municipality is on state land and the occupiers' land tenure rights are protected in terms of the Interim Protection of Informal Land Rights Act (IPILRA). The state considers land tenure in these areas informal and are not registered in the Deeds Office. As such, they cannot be used as collateral to raise capital or bond to build a house.

However, the municipality is unable to open a township register and issue beneficiaries with title deeds where they have approved townships due to a long and complex state land release process. The net effect of this is that land tenure rights on state land remains informal.

10.8 Conclusion

This section gave an overview of the physical structures within the municipality such as settlements, movement systems, human settlements, public facilities and engineering services. In conclusion, the synthesis of human settlements planning in Emalahleni Local Municipality highlights a complex interplay of challenges, opportunities, and constraints that shape the municipality's development trajectory.

Human Settlement Issues

Emalahleni faces multifaceted challenges in its human settlements landscape. These include significant housing shortages, inadequate infrastructure, socio-economic disparities, and environmental concerns. The analysis underscores the urgent need for targeted interventions to improve living conditions, enhance infrastructure provision, and address socio-economic inequalities.

By addressing these issues comprehensively, Emalahleni can create more inclusive and resilient communities where all residents have access to adequate housing, services, and opportunities for socio-economic advancement.

Opportunities

Despite challenges, Emalahleni is poised with abundant opportunities for enhancing human settlements. These opportunities include strategic infrastructure development, innovative housing solutions, economic diversification, sustainable urban development practices, and fostering social integration. By leveraging these opportunities, the municipality can catalyse economic growth, improve quality of life, and create vibrant communities that thrive in a sustainable manner.

Constraints

However, the realization of these opportunities is contingent upon navigating several constraints. These include limited financial resources, complex regulatory frameworks, infrastructure deficits, land use challenges, socio-economic inequalities, environmental constraints, and community resistance. Addressing these constraints requires proactive measures such as securing sustainable financing, streamlining regulatory processes, enhancing infrastructure

provision, promoting sustainable land use practices, addressing socio-economic disparities, adopting green building standards, and fostering inclusive stakeholder engagement. In conclusion, Emalahleni's human settlements planning must be guided by a balanced approach that acknowledges and addresses existing challenges, seizes available opportunities, and effectively manages

11. Human Settlements Strategy

11.1 Background

The Human Settlement Strategy chapter of the Emalahleni Human Settlements Plan serves as a pivotal framework for addressing the diverse and evolving needs of the community. This chapter outlines a comprehensive set of objectives aimed at transforming human settlement patterns, improving living conditions, and fostering sustainable development throughout the municipality. By aligning with national human settlement strategies and integrating local priorities, the plan seeks to address the critical challenges of informal settlements, housing demand, and land availability.

The strategy encompasses a broad spectrum of initiatives designed to formalize informal settlements, mitigate housing backlogs, and enhance the quality of housing, particularly in peri urban areas. Additionally, it addresses the crucial need for land acquisition and title deed formalization, ensuring property rights and security for residents. In response to climate change, the strategy also emphasizes disaster preparedness to safeguard communities against environmental risks. By synthesizing these objectives with the Integrated Development Plan (IDP) strategies, this chapter provides a coherent roadmap for achieving a more inclusive, resilient, and sustainable human settlement framework in Emalahleni.

In addition, the chapter further unpacks the institutional arrangements, guiding principles

constraints. By doing so, the municipality can pave the way for sustainable, inclusive, and resilient development that improves the well-being and prosperity of all its residents now and in the future.

The proposed human settlement vision provides a pathway in developing well-centred and innovative strategic objectives and guiding principles for the development of human settlements in the Municipality. These guiding principles are outlined below as follows:

Spatial Planning: Recognizing land tenure as a fundamental precursor to housing security, the strategies for human settlement endeavours to facilitate equitable access to land for housing development, including the provision of serviced sites and the regularization of informal settlements through spatial planning. This should further take into consideration infill development and densification in order to respond to the land scarcity and challenges of the Municipality thus capitalising on providing various human settlement housing typologies and achieving higher service thresholds to cater for different income groups. **Environmental management:** Emalahleni is committed to promoting environmentally sustainable building practices and incorporating green infrastructure into housing developments to minimize ecological footprints and enhance resilience to climate change.

Economic growth: In recognition of the diverse housing needs within the municipal-wide community, the municipality seeks to diversify housing options by promoting the development of social housing initiatives and supporting the expansion of rental markets to accommodate households of varying income levels.

Social Inclusion and empowerment: Emalahleni endeavours to empower communities to actively participate in decision-making processes related to housing development, thereby fostering social inclusion, enhancing social cohesion, and promoting a sense of ownership and belonging among residents.

Strengthening Intergovernmental collaboration and Institutional Capacity: improving the relationship between the Municipality and sector departments is very key in ensuring that not only projects are implemented accordingly but also ensuring the building of sustainable human settlements that are supported by all sectors of development. As a result, the successful implementation of this strategy will rely in the collaborative approach between the following fundamental stakeholders.

It is further important to strengthen the institutional capacity in the Municipality in order to fulfil the mandate of the municipal human settlements' unit. This should be achieved through increasing human capacity and resources (both financial and non-financial) aligned to the targeted human settlements projects.

11.2 strategic objectives

The objectives that should support the strategies for human Settlement planning and development in Emalahleni Local Municipality are presented in the table below. These *seven identified strategic objectives* are informed by the already discussed situation analysis and synthesis. This plan should tackle the challenges posed by informal settlements, housing demand, and land availability. The strategies should aim at formalizing existing informal settlements, meet the substantial housing demand, and address the housing backlog effectively. By increasing land availability and improving the quality of dwelling types, particularly in peri urban areas, the plan seeks to ensure sustainable and equitable development.

Table 8: Human Settlement strategic objectives

Strategic Objective	Guiding Principle(s)	Possible Activities
Formalisation of Informal Settlements	Spatial Planning and Social Inclusion and Empowerment	<ul style="list-style-type: none"> To date, 25 informal settlements have informal settlements upgrading plans which are currently being implemented, leaving the Municipality with 47 informal settlements which still need attention in terms of implementation. The majority of the 47 informal settlements require relocation and therefore municipal owned properties are required and land acquisition of privately owned properties remains a priority. Continued planning for the provision of basic services (water, sanitation, electricity) to all units.

Strategic Objective	Guiding Principle(s)	Possible Activities
Addressing Housing Demand	Spatial Planning and Economic Growth	<ul style="list-style-type: none"> • Increase the construction of new housing units to meet the current demand. • Enhance public-private partnerships to accelerate housing development. • Prioritize areas with high demand for rapid development.
Housing Backlog		<ul style="list-style-type: none"> • Reduce the waiting list by prioritizing and fast-tracking the allocation of beneficiaries on waiting list. • Implement an efficient application and allocation process. • Increase the pace of housing development to address backlog and future demand. • Encourage infill and densification through different housing typologies that will yield higher densities.
	Strengthening Intergovernmental Collaboration and Institutional Capacity	
Land Availability	Spatial Planning	<ul style="list-style-type: none"> • Identify and acquire 3,133 hectares of suitable land for future human settlement development, particularly in the declared PDA`s and SDA`s. • Develop and implement land-use plans to optimize land utilization, e.g. Precinct Plan and Urban Regeneration Plans, PDA Development Plans. • Ensure that new land acquisitions include plans to provide bulk infrastructure and upgrading of existing treatment works.

Strategic Objective	Guiding Principle(s)	Possible Activities
		<ul style="list-style-type: none"> Accelerate the acquisition of privately owned land for human settlement development in order to reduce the housing demand.
Formalising Ownership of Properties by Giving Title Deeds	Social Inclusion and Empowerment	<ul style="list-style-type: none"> Issue title deeds to all current property owners within the formalized settlements and under various Human Settlements strategies, mainly the people that benefited in terms of subsidised housing pre-1994. (see next section). Educate residents on the benefits and responsibilities associated with property ownership.
Mitigation for Climate Change by Disaster Preparedness	Environmental Management	<ul style="list-style-type: none"> Develop and implement disaster preparedness and response plans for climate-related disasters such as flooding and landslides and extreme heat. Invest in resilient infrastructure and housing designs to withstand climate impacts and shocks. Conduct community awareness programs and training on disaster preparedness and climate adaptation.

11.2.1 National Human settlements programmes/strategies

As part of the National Human Settlements Program to address the housing backlog, Emalahleni local municipality is focusing on three key priorities:

Integrated Residential Development Program (IRDP): This program aims to provide well-planned and integrated housing development that includes a mix of residential, commercial, and community infrastructure to create sustainable, inclusive communities.

Upgrading of Informal Settlements Program (UISP): This initiative is focused on upgrading informal settlements by improving living conditions, providing basic services, and facilitating the formalization of these areas into properly planned neighborhoods.

Social Housing/Community Residential Units (CRU): This program aims to provide affordable housing options for low-income individuals and families, particularly in urban areas, to address the need for rental housing

Table 9: National Human Settlements Programmes to Housing Backlog

Programme	Projects
IRDP	Siyanqoba Housing Project Duvha Park Ext 1 Thubelihle Ext 5
UISP	Empumelelweni Hlalanikahle Extensions Kwa-Guqa extensions
Re-blocking / re-settlement:	Iraq Hlalanikahle Section C and L Empumelelweni extension 9 and 10

11.2.2 Strategic Policy Response

At policy level, the response of the Emalahleni Municipality the past ten years is shown in the table below and relates to both informal settlements upgrading, greenfields developments and by laws to support comprehensive and inclusive housing delivery.

Table 10: Municipal Strategic Policy Response

Policy	Year
Emalahleni Informal Settlements Upgrading Policy and Strategy	2015
Upgrading Plans for 14 Informal Settlements	2016
Upgrading Plans for 11 Informal Settlements	2023
Emalahleni Informal Settlements Relocation/Upgrading Strategy	2017
Emalahleni Housing Development Plan	2017
Municipal Management and Control of Informal Settlements Bylaws	2018

11.3 Strategies for sustainable development

To achieve the strategic objectives outlined in the previous section, the following strategies for sustainable human settlements have been identified.

11.3.1 Housing Strategies for Economic Development

In order to make investment in human settlements economically viable, a number of strategies need to be implemented. These housing strategies for economic development are stated in the table below and relate to making of housing development affordable to that the consumers and manage to purchase them once developed and other aspects such as infrastructure development for housing cannot be provided where there is no infrastructure. others relate to economic integration, community engagements and formalisation of informal settlements.

Table 11: Pillars of housing strategies for economic development

Strategy	Actions	Remarks
Affordable Housing Development	Partner with private developers to build low-cost housing. Utilize government subsidies and incentives. Develop mixed-income housing projects.	Ensures diverse housing options and integrates lower-income families into broader communities. Can be implemented under NUSP in areas like Marikana and Empumelelweni
Infrastructure Improvement	Upgrade roads, water, and sanitation systems in underserved areas. Ensure new housing developments are well-connected to existing infrastructure.	Enhances quality of life and makes areas more attractive for investment. Infrastructure provision be based on functional housing areas already identified in 2017.

Strategy	Actions	Remarks
Land Use Planning and Zoning	Rezone areas for high-density housing. Develop land use plans that integrate residential, commercial, and recreational spaces	Promotes efficient land use and supports mixed-use developments that boost local economies. Make over lay zonings in areas such as Nooitgedacht that are under mining
Public-Private Partnerships (PPPs)	Establish PPPs for housing projects. Encourage investment in housing from businesses and community organizations Create incentives for private sector involvement.	Leverages additional resources and expertise, accelerating development and reducing financial burdens. Leverage on the huge mining investment in the area
Affordable Housing Finance Solutions	Develop low-interest loan programs for first-time homebuyers. Provide grants or subsidies for housing construction Promote financial literacy programs.	Facilitates home ownership and attracts private investment through financial incentives.
Economic Integration Programs	Create job opportunities within new housing developments. Support local businesses through small business grants Develop vocational training programs.	Ensures that economic benefits of housing projects are distributed to the local community Initiate deliberate programmes for community tourism and township economy in areas such as Kwa-Guqa and Empumelelweni

Strategy	Actions	Remarks
Community Engagement and Planning	Involve local communities in housing planning and development Conduct public consultations and feedback sessions Develop community-driven housing solutions.	Enhances project acceptance and aligns development with community needs and desires would reduce the economic costs of delayed or stalled projects
Support for Informal Settlements	Upgrade informal settlements with basic services and infrastructure Develop pathways for informal settlers to transition to formal housing Provide legal and financial support.	Improves living conditions and integrates informal settlements into the formal economy under the various programmes and in settlements already listed before

11.3.2 Housing Strategies for Environmental Development

Eight strategies are identified as being relevant for housing strategies for economic development with the associated areas for implementation in Emalahleni.

Table 12: Pillars of housing strategies for environmental development

Strategy	Description	Specific Areas or Locations
Reforestation and Afforestation	Planting trees and restoring forests to improve air quality, prevent erosion, and enhance biodiversity.	<ul style="list-style-type: none"> ◆ Ogies ◆ Rietspruit ◆ Kriel

Strategy	Description	Specific Areas or Locations
		
Water Conservation Projects	Initiatives aimed at reducing water usage and improving water management and quality.	<ul style="list-style-type: none"> ◆ Phola ◆ Emalahleni Central ◆ Del Judor
Waste Management and Recycling	Implementing systems for waste collection, recycling, and reducing landfill use to manage waste sustainably.	<ul style="list-style-type: none"> ◆ Emalahleni CBD ◆ Ben Fleur ◆ Jackaroo
Pollution Control Measures	Strategies to reduce air, water, and soil pollution through regulations, technology, and community programs.	<ul style="list-style-type: none"> ◆ Duvha Park ◆ Ext 1 & 2 of Emalahleni ◆ Model Park
Green Building Standards	Promoting construction practices that reduce environmental impact, including energy-efficient and eco-friendly materials.	<ul style="list-style-type: none"> ◆ New housing developments in Ben Fleur ◆ Emalahleni Industrial Area
Biodiversity Conservation	Protecting and enhancing local wildlife habitats and ecosystems to preserve species diversity.	<ul style="list-style-type: none"> ◆ Rietspruit Nature Reserve ◆ Kriel Nature Area

Strategy	Description	Specific Areas or Locations
Renewable Energy Projects	Developing and integrating renewable energy sources like solar, wind, and bioenergy to reduce reliance on fossil fuels.	<ul style="list-style-type: none"> ◆ Phola ◆ Ben Fleur ◆ Emalahleni Central
Community Environmental Education	Programs and initiatives to educate residents about environmental conservation and sustainable practices.	<ul style="list-style-type: none"> ◆ Ogies ◆ Phola ◆ Emalahleni School

11.3.3 Housing Strategies for Infrastructure Development

The importance of infrastructure investment as a housing strategy cannot be overemphasised and should be obvious. The seven strategies that apply in this case are shown in the table below as well as the specific areas where the strategies can be implemented.

Table 13: Pillars of housing strategies for infrastructure development

Strategy	Description	Specific Areas or Locations
Integrated Development Planning	Comprehensive planning that coordinates infrastructure development with housing and economic growth.	<ul style="list-style-type: none"> Emalahleni Central Model Park Ben Fleur
Upgrading of Existing Infrastructure	Improving and modernizing current infrastructure such as roads, water, and sanitation systems.	<ul style="list-style-type: none"> Old Emalahleni Hilltop Kriel Extension
Expansion of Utilities	Extending essential services like electricity, water supply, and sewage	<ul style="list-style-type: none"> Kwa Guqa township Extension Phola

Strategy	Description	Specific Areas or Locations
	systems to new and growing areas.	Ogies
Public-Private Partnerships (PPP)	Collaborations between government and private sector to fund and manage infrastructure projects.	Emalahleni Central Jackaroo Del Judor
Sustainable Infrastructure	Developing infrastructure with an emphasis on environmental sustainability and resilience.	Ben Fleur Rietspruit Duvha Park

Strategy	Description	Specific Areas or Locations
Smart City Initiatives	Implementing advanced technologies for efficient infrastructure management and urban planning.	Emalahleni CBD Ext 1 & 2 of Emalahleni Model Park
Community-Based Infrastructure Projects	Engaging local communities in planning and managing infrastructure improvements.	Ogies Kriel Phola

11.3.4 Housing Strategies for Social Development

The importance of infrastructure investment as a housing strategy cannot be overemphasised and should be obvious. The seven strategies that apply in this case are shown in the table below as well as the specific areas where the strategies can be implemented.

Table 14: Pillars of housing strategies for social development

Strategy	Description	Specific Areas or Locations
Education and Training Programs	Initiatives to improve educational outcomes and provide vocational training to enhance skills and employment opportunities.	♦ Ogies ♦ Phola ♦ Emalahleni Central
Healthcare Improvement	Enhancing healthcare services and facilities to improve health outcomes and access to medical care.	♦ Emalahleni Central ♦ Kriel ♦ Del Judor
Youth Development Programs	Programs aimed at empowering and engaging youth through education, sports, and leadership activities.	♦ - Model Park ♦ Ben Fleur ♦ Kwa Guqa township

Community Safety and Security	Initiatives to improve public safety, reduce crime, and enhance community policing and emergency services.	♦ - Duvha Park ♦ Emalahleni CBD ♦ Jackaroo
Affordable Housing and Shelter	Providing affordable and adequate housing solutions to meet the needs of low-income and vulnerable populations.	♦ Ext 1 & 2 of Emalahleni ♦ Phola ♦ Ogies
Economic Empowerment Programs	Supporting local businesses, entrepreneurship, and economic initiatives to boost local economic development and job creation.	♦ Ben Fleur ♦ Emalahleni Industrial Area ♦ Jackaroo
Social Welfare Services	Offering support services such as social grants, counselling, and family support to improve quality of life.	♦ Emalahleni Central ♦ Ogies ♦ Rietspruit
Community Engagement and Participation	Encouraging local community involvement in decision-making and development projects to ensure that needs and perspectives are addressed.	♦ -Phola ♦ Model Park ♦ Emalahleni Central

11.4 Housing Supply Options

In order to address the diverse housing needs of Emalahleni Local Municipality requires a multifaceted approach that encompasses various housing supply options tailored to different income levels and community needs. This section explores key housing supply options, each designed to contribute uniquely to the municipality's housing landscape.

Social Housing aims to provide affordable rental options for low to moderate-income households, managed by social housing institutions to ensure stability and accessibility. Affordable Housing extends beyond mere affordability, offering moderately priced homes accessible to middle-income earners, bridging the gap between low-cost and market-rate housing.

In addition to these, Mixed-Income Housing projects are designed to create diverse communities by integrating various income levels within the same development, promoting social inclusion and economic diversity. Rural Housing focuses on improving living conditions in less urbanized areas, often involving community participation to ensure that rural populations benefit from adequate housing.

The Rehabilitation of Existing Housing addresses the urgent need to upgrade and renovate older housing stock to meet modern standards and improve living conditions. Lastly, Government Housing Projects represent large-scale initiatives funded and managed by government bodies to tackle housing shortages on a broader scale. Together, these options form a comprehensive strategy to enhance housing availability and quality across Emalahleni as elaborated in the table below:

Table 15: Housing supply options

Option	Description	Specific Areas or Locations
Low-Cost Housing	Affordable housing units aimed at low-income households, often supported by government subsidies.	<ul style="list-style-type: none"> ◆ Ogies ◆ Phola ◆ Klarinet ◆ Kwa Guqa township
Social Housing	Rental housing for low to moderate-income households, typically managed by social housing institutions.	<ul style="list-style-type: none"> ◆ Del Judor ◆ Wilgeheuwel ◆ Emalahleni Central
Affordable Housing	Housing that is moderately priced and accessible to middle-income earners. Often includes a mix of private and public investments.	<ul style="list-style-type: none"> ◆ Braafonder ◆ Ben Fleur ◆ Rietkuil
Mixed-Income Housing	Developments that integrate different income levels within the same project, promoting diverse communities.	<ul style="list-style-type: none"> ◆ Model Park ◆ Duvha Park ◆ Jackaroo



Rural Housing	Housing projects aimed at improving living conditions in rural areas, often involving community participation.	<ul style="list-style-type: none"> ◆ Kriel ◆ Ogies ◆ Rietspruit
Rehabilitation of Existing Housing	Upgrading and renovating existing housing stock to improve living conditions.	<ul style="list-style-type: none"> ◆ Old Emalahleni ◆ Hilltop ◆ Kriel Extension
Government Housing Projects	Large-scale housing initiatives often funded and managed by government bodies to address housing shortages.	<ul style="list-style-type: none"> ◆ -Ext 1 & 2 of Emalahleni ◆ Duvha Park Extension ◆ Kwa Guqa township ext



11.5 Land Assembly

Land assembly plays a pivotal role in achieving the objectives outlined in the previous sections of this document, particularly in addressing the growing housing demand and promoting spatial integration. By ensuring the availability of suitable land for human settlement development, this process aligns with the guiding principles of Spatial Planning and Land Availability, which emphasize equitable access to land and strategic urban growth. The criteria for appropriateness of land such as location, accessibility, and access to bulk infrastructure directly support economic growth and sustainable development by ensuring that housing projects are in areas with the necessary services and opportunities

for residents.

I. Criteria for Appropriateness of Land

Location: The land must be situated within areas that are conducive to residential development, ideally close to existing urban centers to enhance livability and reduce travel distances. Proximity to employment opportunities, schools, and healthcare facilities is essential.

Accessibility: Efficient road connectivity is vital for the mobility of residents. Areas with well-developed transport networks should be

II. Identification of Vacant, Unused, or Under-utilized Parcels of Land

Spatial Analysis: Utilize Geographic Information Systems (GIS) to map out vacant, unused, or under-utilized lands. This analysis should consider proximity to key facilities such as schools, healthcare centers, shopping areas, and recreational spaces.

prioritized to facilitate access to public transport, minimizing dependence on private vehicles.

Access to Bulk Infrastructure: Availability of essential services such as water, electricity, sewage, and waste management is critical. The selected sites should be connected to existing bulk infrastructure to ensure that new developments can be supported without significant additional investment.

Assessment of Potential: Each identified parcel should be assessed for its potential to support housing development, considering factors such as size, topography, and existing land use.

III. Ownership investigation

Understanding land ownership is crucial for any potential development:

Land Ownership Records: Conduct a thorough review of land ownership records to identify private, state, or parastatal ownership

of identified parcels. This may involve liaising with the Deeds Office and local authorities.

IV. Development Rights / zoning

Zoning regulations play a critical role in determining the viability of land for residential development:

Current Zoning Regulations: Review existing zoning classifications to identify any restrictions that may apply to the identified parcels. This includes understanding whether the land is designated for residential, commercial, or industrial use.

Possibilities for Rezoning: Explore the potential for rezoning identified parcels to align with housing needs. This may involve engaging with local planning authorities to assess the feasibility of changing land use designations.

V. Acquisition options

Acquiring suitable land for development may involve various strategies:

Transfer of State/Parastatal Land: Investigate opportunities for the transfer of government-owned land to the municipality for housing purposes. This often involves negotiations and compliance with regulatory frameworks.

Purchase of Private Land: For privately owned parcels, assess the market conditions and potential costs associated with purchasing

Engagement with Owners: Establish communication with landowners to understand their willingness to sell or lease the land, and to gather information on any encumbrances or legal issues associated with the property.

land. Establish fair market value through appraisals and engage in negotiations with owners.

Expropriation: In cases where land is critical for public good and negotiations with private owners are unsuccessful, consider expropriation under legal frameworks. This requires adherence to due process and just compensation for landowners.

Table 16: Land Assembly Strategies Relevance to Emalahleni

<i>Criteria</i>	<i>Description</i>	<i>Example</i>
<i>Location</i>	Proximity to urban centers and amenities	A parcel located near the Emalahleni town center, close to schools and clinics.
<i>Linkages to Road Access</i>	Accessibility via well-developed transport networks	Land adjacent to major roads such as the N12 and R104, facilitating public transport access.
<i>Access to Bulk Infrastructure</i>	Connection to essential services like water and electricity	A site within an established area with existing water and electricity lines.
<i>Identification of Vacant/Unused Land</i>	GIS analysis identifies under-utilized sites	Vacant industrial plots in the Kriel area that are no longer in use.
<i>Investigate Ownership</i>	Understanding current ownership and any encumbrances	Researching ownership of a large parcel of land that has been idle for years.

<i>Investigate Zoning</i>	Review current zoning classifications for housing viability	An area zoned for light industrial use that can be considered for residential rezoning.
<i>Explore Means of Acquisition</i>	Methods for acquiring land through purchase or expropriation	Negotiating purchase of privately owned land near residential zones or exploring expropriation for essential developments.

11.6 Institutional Arrangements

Institutional arrangements for the Emalahleni Housing Sector Plan involve establishing structured roles, responsibilities, and partnerships among different government entities, private sector stakeholders, and community organizations to effectively address housing needs in the Emalahleni Municipality.

These arrangements are designed to ensure that planning, funding, development, and management of housing projects align with local, provincial, and national housing policies and objectives, and that they address the unique challenges and opportunities in Emalahleni.

The following are the objectives and imperatives for the institutional arrangements:

Resource Allocation Efficiency: Institutions involved in housing planning and delivery should ensure that financial, technical, and human resources are efficiently allocated to meet housing targets taking into the myriad needs.

Housing / human settlement objectives and policy alignment: The objectives for human settlements the various government delivery programmes have already been presented. The various

institutions involved in housing development should familiarise themselves with broader housing objectives and align them with local development goals, including economic and social upliftment.

Sustainable Development: All institutions involved should foster partnerships that contribute to the long-term sustainability of housing projects in terms of infrastructure, environmental impact, and social cohesion.

Community Engagement / participation: Community organisations and associations in Emalahleni Municipality should be engaged in decision-making processes to ensure housing developments meet local needs and gain community support.

The Emalahleni Housing Sector Plan involves a diverse set of stakeholders, each playing a crucial role in addressing housing needs within the municipality. The Emalahleni Local Municipality Housing Department leads local implementation efforts, coordinating land use, infrastructure support, and project monitoring to ensure alignment with Emalahleni's Integrated Development Plan (IDP), the Housing Sector Plan and other related plans (such as SDFs). The Mpumalanga Provincial Department of Human Settlements provides funding and strategic guidance to ensure that housing initiatives meet provincial targets and align with broader policies. At the national level, the National Department of Human Settlements establishes the policy framework, offering financial grants and setting sustainability guidelines to ensure housing projects contribute to social and economic growth. Private sector partnerships bring valuable investment and expertise, often constructing affordable, sustainable housing developments. The other stakeholders are the Community-Based Organizations (CBOs) and NGOs who should serve as advocates for the community, particularly for vulnerable groups, ensuring that housing efforts are inclusive and responsive to local needs. Housing beneficiaries as consumers of the end product, are

intermediaries, representing residents in planning and ensuring transparency and community engagement. Finally, Inter-Governmental Collaboration integrates the efforts of various governmental departments, providing necessary infrastructure, social services, and economic opportunities to create a supportive

environment for housing developments. Together, these stakeholders form a cohesive network aimed at providing safe, affordable, and sustainable housing for the Emalahleni community.

12. Implementation Plan

12.1 Background

The successful implementation of the Emalahleni Local Municipality Housing Sector Plan hinges on effective implementation strategies that integrate various facets of urban development. This chapter outlines the critical components necessary for transforming strategic objectives into tangible outcomes. It focuses on land assembly or release i.e making land available for human settlement development, feasibility studies that should be done in preparation for implementation, and the essential projects that underpin the development of sustainable human settlements, i.e. the implementation matrix.

Land assembly plays a crucial role in the development of human settlements, serving as a key mechanism for identifying and releasing land for housing and urban growth. This process involves pinpointing suitable land that can be strategically utilized for development, addressing housing needs, and facilitating planned growth in line with municipal objectives. In the context of the Emalahleni Local Municipality Housing Sector Plan, land assembly efforts are aimed at meeting the growing demand for housing,

improving access to affordable housing solutions, and guiding the sustainable expansion of the urban landscape. This report explores the strategies and considerations surrounding land release and assembly, presenting a framework that supports both immediate housing needs and long-term development goals within the Emalahleni Local Municipality.

Feasibility studies are essential in the early stages of human settlement development, providing a structured evaluation of potential land parcels and assessing their suitability for residential purposes. These studies analyze a range of factors, including land availability, environmental considerations, infrastructure access, zoning requirements, and the socio-economic conditions of the target area. By examining these elements, feasibility studies help identify and mitigate potential risks, ensuring that development is both viable and sustainable.

In the context of human settlement, a feasibility study not only evaluates the technical and financial aspects of development but also considers long-term community impact. It should look at factors like transportation links, proximity to amenities, water supply, and waste management systems, which are critical for ensuring that the area

can support the needs of future residents. For projects like the Emalahleni Local Municipality Housing Sector Plan, feasibility studies provide insights that guide decision-makers on land assembly and infrastructure investment, helping to prioritize areas where human settlement development is most beneficial and feasible.

Catalytic projects are pivotal in enabling and facilitating human settlement development, providing the essential infrastructure needed to support sustainable and livable communities. These projects typically include major infrastructure investments such as water and wastewater treatment facilities, transportation networks, energy supply, and roads. Such initiatives act as "catalysts" by addressing core infrastructure needs that directly support residential development and improve the quality of life for current and future residents.

For human settlement projects, especially within the Emalahleni Local Municipality, catalytic projects are foundational to ensure that basic services like clean water, sanitation, electricity, and accessible transportation are readily available. Water and wastewater treatment works, for example, are critical for both public health and environmental sustainability, ensuring that communities have access to safe drinking water and efficient waste management systems. Similarly, the construction of connection roads and public transit links not only enhances accessibility but also spurs economic activity by connecting communities to larger urban centers, employment opportunities, and essential services. These infrastructure projects set the groundwork for robust, self-sustaining human settlements, making them indispensable for any effective housing sector plan.

A project matrix serves as a strategic tool for organizing and detailing essential information about various development initiatives within a housing sector plan. This matrix provides a clear overview of each project, covering key aspects such as costs, program type, time frames, and locations. By consolidating this information, stakeholders can better assess project feasibility, prioritize funding, monitor progress, and coordinate resources effectively.

For the Emalahleni Local Municipality Housing Sector Plan, the project matrix could include information on both large-scale infrastructure projects (such as water treatment plants or road networks) and specific housing development initiatives. As required in the terms of reference, each project has information on the appropriate programme as described before, time frames, estimated costs and possible number of units.

Furthermore, this chapter delineates specific projects designed to enhance human settlement development, addressing essential services and infrastructure to foster vibrant, inclusive communities. Finally, an implementation matrix provides a structured framework for coordinating activities, timelines, and responsibilities, ensuring accountability and effective progress tracking.

By strategically navigating these components, the Emalahleni Housing Sector Plan aims to create a cohesive and sustainable urban environment that meets the growing housing demands of the community while promoting social equity and economic growth.

12.2 Feasibility Studies

Feasibility studies are an integral part of planning for human settlements, providing a comprehensive assessment of the land's potential for residential development. These studies focus on evaluating existing land rights and ownership to ensure legal clarity and minimize conflicts, a critical factor in the smooth progression of any development project. Additionally, feasibility studies estimate the housing yield or the number of residential units that the land can support by considering zoning regulations, land size, density restrictions, and environmental factors.

Another key component is the evaluation of existing infrastructure, including the availability and capacity of essential services such as water, sewage, electricity, and roads. By assessing whether current infrastructure can meet the demands of an expanded population or identifying areas where upgrades are needed, feasibility studies help developers and municipalities like Emalahleni Local Municipality make informed decisions that align with sustainable growth objectives. These evaluations ultimately ensure that human settlements are both technically and financially viable, laying the groundwork for effective and resilient community development.

Table 17: Summary of Critical Feasibility Studies

Location	Study Components	Description	Amount	Time frame
Duvha Park	Land Ownership and Rights	Verify current land ownership and any existing rights to ensure clear development processes.	300,000	2027-2028

Location	Study Components	Description	Amount	Time frame
Kwa Guqa Extension	Housing Yield Estimation	Assess potential housing density and unit yield based on available land size and zoning regulations.	400,000	2027-2028
Kwa Guqa township	Infrastructure Capacity (Water & Sewage)	Evaluate the existing water and sewage infrastructure for capacity to support additional housing.	50,000	2025-2027
Kwa-Mthunzi Vilakazi	Transport Accessibility	Analyze road connectivity and public transport options for future residents.	50,000	2025-2027
Phola	Environmental Constraints	Identify environmental restrictions or protected areas that could impact land development.	50,000	2025-2027
Thubelihle	Power and Utility Supply	Assess power grid capacity and determine if additional infrastructure is required.	75,000	2025-2027
Hlalanikahle	Community Amenities and	Determine availability of schools, health centers, and other	100,000	2026-2027

Location	Study Components	Description	Amount	Time frame
	Services Availability	amenities to support a growing community.		
Reyno Ridge	Legal and Zoning Compliance	Review zoning restrictions and legal compliance for high-density residential development.	50,000	2026-2027
Emalahleni Central	Infrastructure Upgrades (Roads and Public Transport)	Assess the need for road expansions and public transport connections in the central area.	75,000	2025-2026
Whole municipality	Upgrading Gravel Roads and Access Roads	Feasibility Study Proposal: Upgrading Gravel Roads and Access Roads in Emalahleni Municipality	200,000	2026-2027

To support diverse housing needs in Emalahleni Local Municipality, seven targeted feasibility studies, each estimated at R250,000, have been proposed. These studies will aim to explore the viability of developing appropriate housing typologies based on programmes such as Social Housing, Community Residential Units (CRUs), and GAP housing, encompassing land ownership held by private individuals, private corporations, and the municipality itself. Each study should assess the potential for creating affordable, accessible housing options that meet varying income requirements, from low-income rentals to homes affordable to the GAP market households earning too much to qualify for social housing but too little for traditional mortgage products.

The studies should evaluate critical aspects such as land suitability, housing yield, infrastructure availability, and necessary upgrades to ensure projects can be efficiently developed and sustainably managed. By examining opportunities across different ownership models, the municipality can strategically plan for a balanced housing sector that accommodates diverse demographics and income groups, contributing to a resilient and inclusive urban landscape.

Table 18: Feasibility studies for housing development

Study	Owner	Type / Programme	Time frame	Estimated cost
Feasibility Study for BNG/GAP Housing on Part of Erf 322, Klipfontein	Private (Booyens Andre)	Gap / BNG	2025	250,000
Feasibility Study for Community Residential Units Portion 27, Leeuwpoort 283 JS	Private Corporate (Mgibe Communal Prop Association)	CRUs	2025	250,000
Feasibility Study for Social Housing on Portion 3, Spring Valley 321 JS	Private (Seven Seasons Trading 10 cc)	Social Housing	2025	250,000
Feasibility Study for Social Housing on Remainder of Portion 71 Klipfontein 322 JS	Private Corporate	Social Housing	2026	250,000
Feasibility Study for Community Residential Units on Erf 8780, KwaGuqa	Municipal (Plaaslike Oorgangraad Van Witbank)	CRUs	2026	250,000
Feasibility Study for Community Residential Units	Mining	CRUs	2026	250,000

on Portion 142 Nooitgedacht 300 JS				
Feasibility Assessment for Gap Housing on Part of Schoongezicht 308 JS	Government	Gap	2025	250,000
Existing Townships Feasibility Study	Municipal	Gap / Social Housing	2025	500,000

12.3 Housing Development Projects

This final section of the implementation chapter presents projects that should turn the housing development strategies to support housing development and feasibility study insights into actionable outcomes within the Emalahleni Local Municipality. Development of housing is the ultimate end product that follows the provision of infrastructure, implementation of catalytic housing projects, and essential feasibility studies.

This section gives a project development matrix for successful implementation or development of housing. With a focus on coordinated action, this section aims to provide clarity on the processes that will support sustainable human settlement growth across various housing sectors, from Community Residential Units (CRUs) and social housing to GAP housing as shown in the table below.

The table below shows the township establishment currently in planning phase in the Emalahleni Local municipality area

Table 19: New Township establishment projects (private)

No	New Housing Project	Approximate No of Units
1	Highveld Eco Estate	950
2	Highveld Eco Estate Extension 1	1787
3	Highveld Eco Estate Extension 2	1753
4	Tasbetpark Extension 26	225
5	Ga-Nala Extension 23	89
6	Pine Ridge Extensions 5	4161
7	Tasbetpark Extension 33:	84
8	Reyno Ridge Extension 28	33
9	Thubelihle Ext 6	7725
10	Blancheville Extension 9:	50
11	Phola Extension 6	4131
12	Reyno Ridge Extension 30	1173
13	Del Judor Extension 39	153
14	Proposed Township Reyno Ridge Ext 29 Portion 29 of Portion 3 and the Remainder of the Farm Spring Valley 327 JS	300

15	Portion 84 of the Farm Naauwpoort 335 JS – Masakhane	502
16	Duvhapark Extension 18 Portion 97 of the Farm Naauwpoort 335	347
17	Bankenveld Extension 17 to 33	662
18	Duvhapark Extension 12, Duvhapark Extension 19, Duvhapark Extension 20 and Duvhapark Extension 21	108
Total Yield		24233

(Source: Emalahleni Housing Project List, September 2024)

Apart from the new proposed projects, there is a portfolio of on-going projects in Emalahleni aimed at addressing the housing needs of its growing population. These projects are collectively valued at R10.928 billion. Among the largest initiatives are those in Siyanqoba, which has seen significant infrastructure and housing development to create a comprehensive residential area with essential services and community amenities. Various extensions to Klarinet Township also a substantial number of units. Development efforts on private land in Spring Valley and the community-focused expansion in Masakhane are the other projects or sites with substantial number of units.

Table 20: National Housing Programmes Projects (under implementation)

Informal Settlements	Property Description	Type	Approximate No. of Stands	Status of formalisation to date
Santa Village	Portions 26 & 29 Driefontein 297-JS	Formalisation	1227	Relocation required. No municipal-owned land available.

Informal Settlements	Property Description	Type	Approximate No. of Stands	Status of formalisation to date
Spring Valley	Portions 4 & 5 Spring Valley 321-JS	Formalisation	900	Portion of the settlement will be upgraded – Township Establishment in progress
Emswageni	Portion 393 of Erf 11254 Kwa-Guqa X1	Formalisation	60	Relocation required. No municipal-owned land available.
Mthimunye	Erf 4134 Hlalanikahle X4	Formalisation	666	Full in-situ upgrading. Social Compact Agreement signed between the Municipality and Relevant Informal Settlement stakeholders in September 2024.
Thala & Wells Football Ground	Erf 793 Tushanang X4 & Ptn 122 Emalahleni 307-JS	Formalisation	1050	Relocation required. No municipal-owned land available.
Emthofi	Erf 8117 Kwa-Guqa X17	Formalisation	90	In-situ upgrading - Full In-situ upgrading – Township Establishment in progress
TBC	Erf 6655 Kwa-Guqa X10	Formalisation	68	Full In-situ upgrading – Township Establishment in progress
Power Mall	Re/1521 Hlalanikahle X2	Formalisation	395	Full In-situ upgrading – Township Establishment in progress
Nooitgedacht 300 JS	Re/5, Ptn 16 & Ptn 68-74 Nooitgedacht 300-JS	Greenfields	1800	Township Establishment in progress
Nooitgedacht 89-91	Ptn 89 – 91 Nooitgedacht 300-JS	Greenfields	500	Township Establishment in progress
Kwa-Guga 12	Erf 12 Kwa-Guqa X2	Greenfields	64	Township Establishment in progress
Waya-Waya	Re/Wildebeestfontein 327-JS	Formalisation	1700	In-situ upgrading - Full In-situ upgrading – Township Establishment in progress

Informal Settlements	Property Description	Type	Approximate No. of Stands	Status of formalisation to date
Enkanini	Erf 2597 Phola X 1	Formalisation	80	In-situ upgrading - Full In-situ upgrading – Township Establishment in progress
Total Yield			8600	

The housing programmes presented in this section are focussed on national housing programmes. These programmes are the Community Residential Units (CRUs), Gap housing, upgrading of informal settlements (UISP) and Social Housing. Each programme is described briefly below before presenting the table for this Emalahleni Housing Plan.

The primary goal of the CRU program is to provide affordable rental units for low-income families. The development focuses on constructing units that cater to households needing rental accommodation at affordable rates. These units are built on municipal land and aim to meet the increasing demand for rental housing in Emalahleni.

The GAP Housing program targets the middle-income market, addressing the housing needs of individuals and families who earn

too much to qualify for low-income housing but too little to afford market-rate housing. These projects will provide affordable homes for the so-called "gap market."

The ISU program focuses on improving living conditions in informal settlements, specifically in Spring Valley, by upgrading infrastructure and providing better access to basic services like water, sanitation, and electricity. This initiative aims to enhance the quality of life for informal settlement residents and transition them toward more sustainable and formalized living conditions.

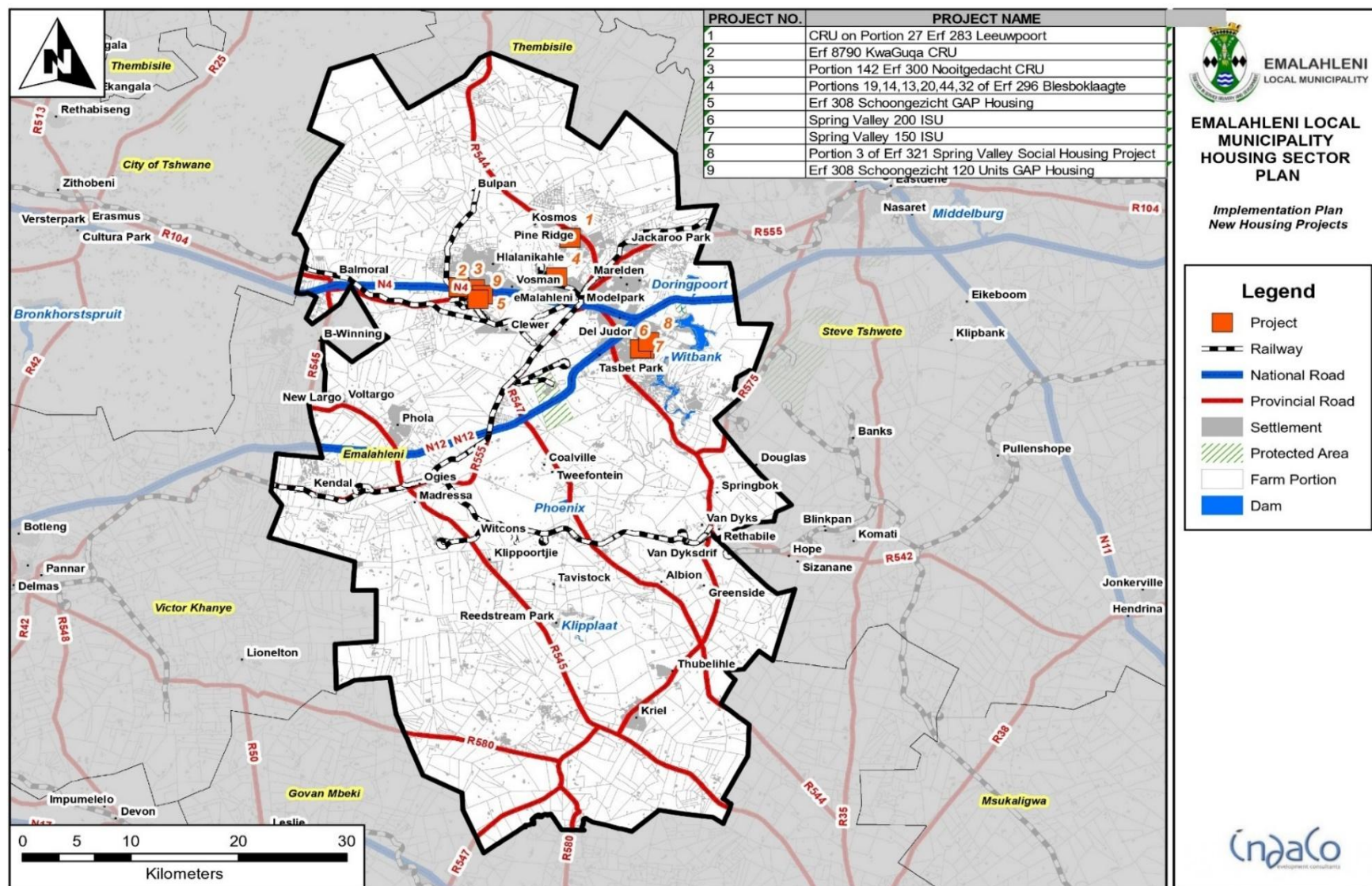
The Social Housing program is designed to provide affordable rental housing for low- to moderate-income households. These units will be built on identified municipal land in key urban areas, offering a solution to the growing demand for rental housing among these income groups.

Table 21: National Housing programmes planned projects

Programme	Target estimate	Location	Input Activities	Agency	Time Frame	Cost estimate
<i>CRUs</i>	50 Units	Portion 27 of Leeuwpoort 283JS	Land servicing, infrastructure development, and construction of residential units	Emalahleni Municipality	2025-2027	R12.5 million
<i>CRUs</i>	70 Units	Erf 8780 KwaGuqa	Infrastructure upgrades, land servicing, and unit construction	Emalahleni Municipality	2027-2030	R17.5 million
<i>CRUs</i>	40 Units	Portion 142 of tfarm Nooitgedacht 300 JS	Land preparation, infrastructure setup, and housing construction	Emalahleni Municipality	2025-2027	R10 million
<i>CRUs</i>	90 Units	Portions 19, 14, 13, 20, 44, 32 of Blesboklaagte 296JS	Land servicing, infrastructure connections, unit construction	Emalahleni Municipality	2030-2032	R22.5 million
<i>GAP Housing</i>	100 Units	Part of portion Klipfontein 322JS	Site preparation, infrastructure connections, housing construction	Emalahleni Municipality	2025-2027	R50 million
<i>GAP Housing</i>	120 Units	Part of Schoongezicht 308JS	Site development, utilities provision, housing (top structure) construction	Emalahleni Municipality	2025-2027	R70 million
<i>Informal Settlement Upgrading</i>	200 units	Spring Valley Informal Settlement	Infrastructure provision, top structure construction	Emalahleni Municipality	2025-2030	R30 million
<i>Informal Settlement Upgrading</i>	150 units	Spring Valley Informal Settlement	Infrastructure provision, top structure construction	Emalahleni Municipality	2025-2028	R25 million

<i>Social Housing</i>	80 Units	Portion 3 of Springvalley321 JS	Planning Approval, infrastructure upgrades, and unit construction	Social Housing Institution	2026	R20 million
<i>Social Housing</i>	60 Units	Remainder of Portion 71 Klipfontein 322 JS	Statutory Approvals (town planning env. etc)	Social Housing Institution	2028	R15 million
Total Yield	960 units					

Map 24: National Housing programmes planned projects



The table below presents the long-term housing projects for township establishment, offering various housing supply options that were discussed. These projects are aligned with the key objectives outlined in the strategy section and aim to meet the diverse housing needs of the community, contributing to the achievement of the planned outcomes. Each housing option is designed to address specific demands, ensuring that the projects support the broader goals of sustainable urban development and equitable access to quality housing.

Table 22: New Township establishment projects

Township Name	Total Erven	Time Frame
1. Bankenveld Extension 17 to 33	To be determined	2025-2032
2. Blancheville Extension 9	To be determined	2028-29
3. Del Judor Extension 39	To be determined	2033-2034
4. Die Heuwel Extension 20	To be determined	2030-2033
5. Die Heuwel Extension 21 and 22	To be determined	2030-2033
6. Duvhapark Extension 12, 19, 20 and 21	To be determined	2026-2031
7. Duvhapark Extension 18 Ptn 97 of the Farm Naauwpoort 335	To be determined	2026-2031
8. Duvhapark Extension 18 Ptn 97 of the Farm Naauwpoort 335	To be determined	2026-2031
9. Empumelelweni Extension 13	To be determined	2026-2030
10. Empumelelweni Extension 16	To be determined	2026-2030
11. Empumelelweni Extensions 9 and 10: Portions 75-84 and 97 of the Farm Nooitegacht JS	To be determined	2028-2030
12. Ga-Nala Extension 23	To be determined	2029-2032
13. Phola Extension 18	To be determined	2026-2031
14. Phola Extension 6	To be determined	2026-2031
15. Phola Extension 17	To be determined	2025-2026
16. Pine Ridge Extension 5	To be determined	2027-2029
17. Portion 19 of the Farm Aangewys 81 IS	To be determined	2025-2027
18. Portion 45 of Holding 30, Dixon Agricultural Holding	To be determined	2030-2033
19. Portion 84 of The Farm Naauwpoort 335 JS	To be determined	2029-2031

20. Portions 107 And 124 of The Farm Nooitgedacht 300 JS	To be determined	2029-2031
21. Portions 85 - 88 of the Farm Nooitgedacht 300 Js:	To be determined	2029-2031
22. Proposed Township Reyno Ridgeext 29 Ptn 29 Of Ptn 3 and the Remainder of The Farm Springvalley 327 JS	To be determined	2029-2031
23. Ptn 19 of The Farm Aangewys 81 IS	To be determined	2026-2034
24. Ptn 75-84 And 97 of the Farm Nooitgedacht 300 JS	To be determined	2026-2034
25. Ptn 3,97,98,99 and 100 of the Farm Nooitgedacht 300 JS	To be determined	2025-2030
26. Remainder of Portion 37 of the Farm Wildebeesfontein 327 JS	To be determined	2030-2033
27. Reyno Ridge Extension 28	To be determined	2028-2033
28. Reyno Ridge Extension 30	To be determined	2028-2033
29. Tasbetpark Extension 26	To be determined	2031-2033
30. Tasbetpark Extension 28	To be determined	2031-2033
31. Tasbetpark Extension 33	To be determined	2031-2033
32. Tasbetpark Extension 27	To be determined	2031-2033
33. Thubelihle Ext 6	To be determined	2031-2033
34. Waterglen Extension 3	To be determined	2031-2033

12.4 Conclusive Summary

With a total housing yield of **34,833 units**, Emalahleni is making considerable strides in addressing the housing shortage. This includes both new developments and the upgrading of informal settlements. The focus on diverse housing programmes such as CRUs, GAP Housing, and UISP ensures that the region meets the needs of its growing population, offering affordable homes for low to middle-income families while improving infrastructure and living conditions.

In addition to the ongoing housing programs, several new township establishment projects are in the pipeline. These projects span a wide timeline from 2025 to 2034 and are critical in addressing the long-term housing needs of Emalahleni. While the exact number of units to be built in each

of these new townships is not yet determined, these developments are crucial in addressing the long-term housing needs of Emalahleni's growing population.

12.5 Monitoring and Evaluation

The monitoring and evaluation (M&E) framework for the Emalahleni Housing Sector Plan is important for ensuring that the goals and responsibilities outlined in the institutional arrangements are met. This system will keep track of progress, assess outcomes, and evaluate how well housing projects are being carried out in terms of efficiency, effectiveness, and long-term sustainability. It will also ensure that everything aligns with local, provincial, and national housing policies. The M&E framework is designed to provide up-to-date information on how projects are progressing, how resources are being used, and how the community is involved, helping stakeholders make informed decisions and adjustments along the way.

The key objectives of the M&E system are:

- ◆ **Track Progress Against Targets:** Monitor the delivery of housing units, land development, infrastructure provision, and community engagement efforts, ensuring that targets set in the Housing Sector Plan and related documents (such as the

Integrated Development Plan (IDP) and Spatial Development Framework (SDF)) are met.

- ◆ **Assess Resource Utilization:** Evaluate the efficiency of resource allocation across financial, human, and technical resources to ensure that housing projects are completed on time and within budget.

Ensure Policy Alignment: Ensure that housing projects are aligned with local, provincial, and national human settlement objectives, and adjust strategies when misalignments are detected.

Promote Sustainability: Monitor environmental, social, and economic sustainability of housing developments, ensuring that long-term goals of the municipality are being met, including infrastructure maintenance, environmental impact, and social cohesion.

Facilitate Community Engagement: Track the effectiveness of community engagement efforts, ensuring that stakeholders, particularly vulnerable groups, are involved in decision-making and

that their concerns are addressed in the planning and implementation of housing projects.

12.6 M&E activities and Responsibilities

The following M&E activities will be carried out by various stakeholders based on their roles and responsibilities outlined earlier:

I. Emalahleni Housing Department

Tracking and Reporting: Monitor the progress of individual housing projects and provide regular progress reports, including financial expenditure and project milestones.

Beneficiary Monitoring: Ensure that housing beneficiaries are appropriately identified, and their needs are met throughout the project lifecycle.

Performance Evaluation: Assess the performance of the housing projects in terms of meeting local housing demand, addressing key housing issues, and contributing to the overall development of Emalahleni.

II. Provincial Department of Human Settlements

Compliance Monitoring: Ensure that local housing projects comply with provincial housing policies, regulations, and guidelines.

Resource Allocation Monitoring: Regularly review the allocation and utilization of funding from the provincial department to ensure that financial resources are being spent effectively.

Oversight and Support: Provide technical support and strategic guidance to the Emalahleni Housing Department to enhance the quality and impact of the housing initiatives.

III. National Department of Human Settlements

Policy Compliance Monitoring: Ensure that all housing developments are consistent with national housing policies and sustainability guidelines.

Financial Monitoring: Track the disbursement and use of financial grants to ensure that resources are being used as intended and achieving the desired outcomes.

Impact Assessment: Conduct evaluations on the broader impacts of housing projects, including their contribution to social and economic growth at the national level.

IV. Private Sector Partnerships

Project Delivery Monitoring: Ensure that construction and housing development timelines are met, and that housing units are built to the required standards of quality and sustainability.

Compliance with Regulations: Monitor adherence to housing construction and safety regulations, ensuring that environmental impact assessments and sustainability criteria are incorporated into all developments.

Innovation and Efficiency: Promote the use of innovative and cost-effective housing solutions that can be scaled to meet the growing demand for affordable housing.

V. Community-Based Organizations (CBOs) and NGOs

Community Feedback Mechanisms: Facilitate the collection and analysis of community feedback to assess whether housing developments are meeting local needs and expectations.

Advocacy and Inclusivity Monitoring: Ensure that the needs of vulnerable groups (e.g., women, youth, persons with disabilities) are addressed, and that the housing development process is inclusive and transparent.

Social Impact Assessment: Evaluate the social impact of the housing projects, particularly in terms of community cohesion, local empowerment, and social services provided.

VI. Housing Beneficiaries

Beneficiary Feedback: Participate in M&E by providing regular feedback on their experiences with the housing process, ensuring

that their needs are being met and that the housing units are suitable for their living conditions.

Transparency and Accountability: Assist in ensuring that there is transparency in the allocation of resources and the housing process. Housing beneficiaries will also play an essential role in identifying gaps in service delivery and suggesting improvements.

12.7 Key M&E Indicators

The M&E framework will include both quantitative and qualitative indicators to assess the impact of the housing sector plan. These include, but are not limited to:

Housing Delivery: Number of houses delivered compared to planned targets.

Resource Allocation Efficiency: Percentage of budget spent on actual development compared to the initial budget allocation.

Community Participation: Levels of community involvement in decision-making, as well as the effectiveness of community feedback mechanisms.

12.8 Reporting and Feedback Loops

Regular reporting will be conducted at various stages of the project to ensure transparency and accountability:

Quarterly Reports: The Emalahleni Housing Department will submit quarterly reports on project progress, financial management, and community engagement outcomes.

Annual Evaluations: Comprehensive annual evaluations will be conducted by the Provincial Department of Human Settlements to assess the alignment of projects with provincial and national policies and the achievement of long-term sustainability goals.

Public Reporting and Consultation: Regular public meetings and consultations with community stakeholders will be held to review progress, share findings, and solicit feedback from beneficiaries and community organizations.

Sustainability Indicators: Energy efficiency of housing units, waste management practices, and use of sustainable materials.

Social Impact: Changes in quality of life for housing beneficiaries, social cohesion within new settlements, and the availability of social services in new housing areas.

13. Conclusion

The Emalahleni Municipal Housing Sector Plan provides a comprehensive and updated framework that aligns with the latest legislative requirements and strategic priorities. By ensuring consistency with the Spatial Development Framework, Integrated Development Plan, provincial and national policies, and relevant legislation, this plan offers a more effective approach to housing development within the municipality. The housing sector plan not only address current housing needs but also positions Emalahleni for sustainable growth, improved service delivery, and better management of human settlements. This review represents a critical step in ensuring that housing development is well-coordinated, responsive to community needs, and aligned with broader spatial and developmental goals for the municipality.